Karen Johnson Davidson County
Batch# 1289265 DEEDWARR
06/24/2025 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $2,008.30
20250624-0049695

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 250551097**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $542,783.00. Affiant Subscribed and sworn to before me, this 18th day of June, 2025. Notary Public My Commission Expires: 3/3/26

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

Address New Owner: Jackson Grzymkowski and Emma Grzymkowski 1207 11th Avenue North Nashville TN 37208	Send Tax Bills To: ~~New Owner~~ c/o UNITED COMMUNITY BANK 125 HWY 515 E BLAIRSVILLE, GA 30512	Tax Information: Tax Parcel ID No. 081 16 0 114.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robin P. Blanchard and Kerry Crawford, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jackson Grzymkowski and Emma Grzymkowski, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of D T MCGAVOCK AND OTHERS ADDITION, as of record in Book 21, Page 41, Register's Office for said County.

Said Lot No. 56 fronts 50 feet on the Westerly margin of Eleventh Avenue North (formerly Fillmore Street) and extends back between parallel lines 150 feet to an alley in the rear.

Less and except of record in Book 4160, Page 5, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Robin P. Blanchard, unmarried man and Kerry Crawford, unmarried woman, as tenants in common with right of survivorship, by Warranty Deed from Tamika Lopez, unmarried, of record in Instrument No. 20161207-0128236, in the Register's Office of Davidson County, Tennessee, dated November 30, 2016 and recorded on December 7, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of D T MCGAVOCK AND OTHERS ADDITION, as recorded in Plat Book 21, Page(s) 41.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MCGAVOCK AND WETMORE PLAN, as recorded in Plat Book 21, Page 12.
Easement for Perpetual, recorded in Book 4160, Page 3.

This is improved property located at 1207 11th Avenue North Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of June, 2025.

Robin P. Blanchard
Robin P. Blanchard

Kerry Crawford
Kerry Crawford

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me by means of an interactive two-way audio/video communication, a Notary Public in and for said County and State, the within named **Robin P. Blanchard and Kerry Crawford** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of June, 2025.

Notary Public
My Commission Expires: _____

Notarized online using audio-video communication

ELECTRONIC NOTARY PUBLIC
STATE OF TENNESSEE

James Alexander
Tennessee Notary Public
Online Notary Public
Williamson County
Commission Expires: 02/28/2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 18. 2025.

Affiant Signature

24th day of June, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028