Karen Johnson Davidson County
Batch# 1292526 DEEDWARR
07/01/2025 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20250701-0052030

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-2926

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th day of June, 2025

Notary Public

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Commission Expires: 9/13/2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Craig Blackburn and Jena Blackburn 7151 Lama Terra Drive Goodlettsville, TN 37072	Ameris Bank 1000 Corporate Centre Drive Suite 120 Franklin, TN 37067	016-00-0-186

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Robert William Wilson, Executor of Estate of Ann K. Stone

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Craig Blackburn and Jena Blackburn, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the plan of Ridgeview Estates, Section Two, Phase 1, of record in Book 6900, page 181, Register's Office for said County.

Said Lot No. 5 fronts 235.50 feet on the Northwesterly margin of Lama Terra Drive and extends back 495.81 feet on the Northeasterly line and 511.56 feet on the Southwesterly line to a dead line in the rear, measuring 40.0 feet thereon.

Being the same property conveyed to Ann K. Stone, an unmarried person by Warranty Deed from Gerald W. Farris and wife, Kathie L. Farris, of record in Instrument No. 20001215-0123453, Register's Office for Davidson County, Tennessee, dated December 14, 2000, recorded December 15, 2000. The said Ann K. Stone AKA Barbara Ann Stone died on or about November 21, 2024. Reference is made to her last will and testament, admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 25-PR-487, in which she names Robert William Wilson as Executor will full power and authority over real property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7151 Lama Terra Drive, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of June, 2025.

Estate of ~~Ann~~ K. Stone

By: _____
Robert William Wilson, Executor

STATE OF TENNESSEE
COUNTY OF Montgomery

On this 27th day of June, 2025, before me personally appeared Robert William Wilson, Executor of Estate of Ann K. Stone, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of June, 2025.

_____
Notary Signature
My commission expires: 7/14/2027

JODI STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 27 2025.

Affiant Signature – Joshua A. Terry

7/1/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/1/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27