FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson**
Karen Johnson Davidson County Batch# 1296852 DEEDWARR 07/11/2025 12:02:30 PM 3 pgs Fees: $18.00 Taxes: $1,184.00 20250711-0054761	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$320,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **07/07/2025** Notary Public MY COMMISSION EXPIRES: 4/18/2026 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared by and Return To:

ALYSSA ESKOW STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

FOUR STAR TITLE LLC

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #25-5141

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory Anthony Torrillo	New Owner	**108-01-0-046.00**
924 Shauna Drive Nashville, TN 37214		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Dennis Blanton, Marsha Blanton Stepp, Sandra Blanton, Kelly Blanton Holmes, and John Blanton, heirs at law of Mattie J. Blanton,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gregory Torrillo, unmarried man,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, 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. 9 on the Plan of Malvin Heights Subdivision as of record in Book 2330, Page 83, Register's Office for Davidson County, Tennessee. Said Lot No. 9 fronts 80 feet on the westerly side of Shauna Drive, and runs back 273.2 feet on the northerly line and 253.6 feet on the southerly line to a broken line in the rear on which it measures 134.6 feet.

Being the same property conveyed to the Heirs of Mattie J. Blanton pursuant to the Affidavits of Heirship recorded as Instrument #20230602-0041587 and 20230602-0041588 and 202507110054759 and 202507110054760 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Charles Blanton and wife, Mattie J. Blanton from F. E. Stratton, Jr., single by Warranty Deed dated 09/19/1957 and recorded on 09/20/1957 in Book 2697 at Page 537 in the Register's Office of Davidson County, Tennessee.
Charles Blanton having since passed on June 7, 1998,
Mattie J. Blanton having since passed on December 1, 2020

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **924 Shauna Drive, Nashville, TN 37214**
(House Number) (Street) (City, State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **7th** day of **July, 2025**.

Dennis Blanton

Marsha Blanton Stepp

Sandra Blanton

Kelly Blanton Holmes

John Blanton

STATE OF **TENNESSEE**
COUNTY OF **WILSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Dennis Blanton, Marsha Blanton Stepp, Sandra Blanton, Kelly Blanton Holmes, and John Blanton**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **7th** day of **July**, **2025**.

NOTARY PUBLIC

My Commission Expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON 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 7/7/2025.

Affiant Signature – Joshua A. Terry

7/10/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/10/2025

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27