WARRANTY DEED

Karen Johnson Davidson County
Batch# 1298350 DEEDWARR
07/17/2025 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $973.10
20250717-0056369

File No. CR-25-10153

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,000.00

Marcia Escobar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July, 2025

Notary Public

MY COMMISSION EXPIRES: 8-08-26
(AFFIX SEAL)

SHAWN STEVENS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kasey Manning	New Owner	
(NAME)	(NAME)	044-15-0-355.00
1007 Birdsall Street		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Judy N. Blackwelder, a married woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kasey Manning, unmarried**, HEREINAFTER CALLED THE GRANTEE, 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. 8, Section B, Village of Old Hickory As Shown on The Plan of E. I. Dupont De Namours and Company's Subdivision as of Record In Book 1424, Page 67, Register's Office for Said County, Which Is Made A Part Hereof By Reference as Fully and as Complete as Though Copied Herein.

Said Lot No. 8 Fronts 54.9 Feet on The Easterly Side of Birdsall Street and Extends Back 88.3 Feet on The Northerly Line And 88,2 Feet On the Southerly Line to The Rear or East Boundary Line Which Measure 55 Feet Thereon

Being the same property conveyed to Judy N. Blackwelder and Jerrie N. Barnett, Tenants in Common by Special warranty Deed from Secretary of Veterans Affairs, an Officer of the United States of America of record in Book 9207, page 407, Register's Office for Davidson County, Tennessee, dated December 22, 1993 and recorded on January 03, 1994.

Being the same property conveyed to Judy N. Blackwelder, an unmarried person by Quit Claim Deed from Jerrie N. Barnett, a unmarried person of record in Instrument No. 20101112-0090476 Register's Office for Davidson County, Tennessee, dated October 30, 2010 and recorded on November 12, 2010.

This is property more commonly known as 1007 Birdsall Street, Old Hickory, TN 37138.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this 10th day of July, 2025.

Judy N. Blackwelder

Judy N. Blackwelder

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson (LH)

On this 10th day of July, 2025, before me personally appeared Judy N Blackwelder ~~and Terri Denise Yeargin~~, 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. (LH)

Witness my hand, at office, this 10th day of July, 2025.

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Notary Signature
My commission expires: 10/10/26

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 7/10/25 (date of document).

Affiant Signature

7/14/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 of July, 25.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26