THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8646-WE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 815,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July, 2025. Notary Public MY COMMISSION EXPIRES: 5-9-26 (AFFIX SEAL)

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1302788
07/28/2025 09 29 26 AM
Fees $13 00 Taxes $3,015 50

Davidson County
DEEDWARR
2 pgs

20250728-0059221

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Edmond Freeman, III and Elizabeth Jilianna Dinsmore	NEW OWNER	
2219 Blair Blvd		104-15-0-169.00
Nashville, TN 37212		
(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, **Thomas Edward Robertson, III and Alexandra Kuzyk**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Edmond Freeman, III and Elizabeth Jilianna Dinsmore**

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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat of James-Beard Subdivision of record in Plat at Instrument No. 20020318-0033653 (see also Book 332, Page 132), in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas Edward Robertson, III and Alexandra Kuzyk, husband and wife, and Daniel S. McCoy and Tama Powers McCoy, husband and wife, joint tenants with right of survivorship by Warranty Deed from Deirdre Afrakhteh, married of record in Instrument No. 20180302-0020092 Register's Office for Davidson County, Tennessee, dated February 28, 2018 and recorded on March 02, 2018.

Being the same property conveyed to Thomas Edward Robertson, III and Alexandra Kuzyk, husband and wife by Quitclaim Deed from Daniel S. McCoy and Tama Powers McCoy, husband and wife, joint tenants with right of survivorship of record in Instrument No. 20200515-0050819 Register's Office for Davidson County, Tennessee, dated May 08, 2020 and recorded on May 15, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **2219 Blair Blvd, Nashville, TN 37212**

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 our hands this the 17th day of July, 2025.

Thomas Edward Robertson, III

Thomas Edward Robertson, III

Alexandra Kuzyk by: Thomas Edward Robertson, III atty IF

Alexandra Kuzyk
BY: Thomas Edward Robertson, III, Attorney in Fact

STATE OF Kentucky
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Thomas Edward Robertson, III,** , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17 day of July, 2025.

My Commission expires: 09-23-2025

Notary Public

MARIHA FISHER
Notary Public - State at Large
State of Kentucky
Notary ID # KYNP37469
My Commission Expires Sep. 23, 2025

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Edward Robertson, III, 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 on behalf of Alexandra Kuzyk, as her Attorney in Fact, as the free act and deed of the within named **Alexandra Kuzyk**

Witness my hand and official seal this the 17th day of July, 2025.

My Commission expires 09-23-2025

Notary Public

MARIHA FISHER
Notary Public - State at Large
State of Kentucky
Notary ID # KYNP37469
My Commission Expires Sep. 23, 2025