Karen Johnson
Batch # 1304090
07/31/2025 11 12 26 AM
Fees $23 00 Taxes $653 05

Davidson County
DEEDWARR
4 pgs

20250731-0060600

File No: NTN-1416303

After Recording, Send to:
AMT Title Services
5600 Mexico Road Suite 2
St. Peters, MO 63376

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-RF-25-214-98

Prepared by: Thomas Granville McCroskey, Esq , Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Adam F. Harris, 214 Old Hickory Blvd, Unit 98, Nashville, TN 37221

Tax Parcel Number: 142 04 0A 098.00

GENERAL WARRANTY DEED

Blemker Family Living Trust, Nita L. Blemker, Trustee, under date of 8/22/2012 ("Grantor"), of **4116 Stony Point Drive, La Vergne, TN 37086**, for and in consideration of $10.00 (Ten Dollars and Zero Cents) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, grants and conveys with general warranty covenants to **Adam F. Harris** ("Grantee"), whose tax mailing address is **214 Old Hickory Blvd, Unit 98, Nashville, TN 37221**, the following described real estate situated in the County of Davidson, State of Tennessee:

Being Unit Number 98 on a Horizontal Property Regime located on the Plat of Belle Forest, of recorded in Book 5200, Page 167, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Blemker Family Living Trust, Nita L. Blemker, Trustee, under date of 08/22/2012 by Special Warranty Deed from Wells Fargo Bank, N.A., as Trustee for First Franklin Mortgage Loan Trust, Mortgage Pass-Through Certificates, Series 2004-FF7 of record in Instrument No. 20130228-0019944 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for the year 2025, a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 5200, Page 167, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 5438, Page 699 as amended in Instrument No. 20020213-0019280 and Appointment of a Substitute Trustee recorded in Book 7886, Page 939 and Instrument No. 20090819-0078072, Register's Office for Davidson County, Tennessee.
- Amended By Laws of record in Book 5438, Page 872 and Book 6082, Page 866 and Instrument No. 20020321-0034877, in the Register's Office for Davidson County, Tennessee.
- and all existing easements and restrictions as shown of record not stated herein.

Executed by the undersigned on 28 July, 2025:

Blemker Family Living Trust, Nita L Blemker, Trustee

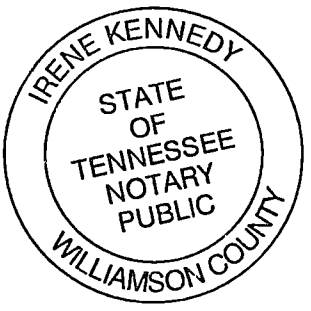
Blemker Family Living Trust, Nita L. Blemker, Trustee,
under date of 8/22/2012

STATE OF Tennessee
COUNTY OF Williamson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Nita L. Blemker,** personally known to me, or has produced TN Drivers License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 28th day of July, 2025.

Irene Kennedy
Notary Public



STATE OF Tennessee
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $176,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this the 28th day of July, 2025.

Notary Public

My Commission Expires: 10/20/2026

SEAL

