Karen Johnson Davidson County
Batch# 1306974 DEEDWARR
08/08/2025 01:38:30 PM 4 pgs
Fees: $23.00 Taxes: $1,328.30
20250808-0063192

WARRANTY DEED

Blakely-P25-0162

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,000.00.

Kimberly Beard
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2025.

(Affix Seal) Notary Public

My Commission Expires: 1/25/26

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615)264-8727

Address of New Owner(s):	Send Tax Bills To:	Tax ID No(s):
Quameka N. Blakely and Dalohn Blakely	NEW OWNER	26-6-114
205 Ashtead Court		
Goodlettsville, TN 37072		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **CARLENE HASTY, A SINGLE PERSON**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **QUAMEKA N. BLAKELY, UNMARRIED AND DALOHN BLAKELY, UNMARRIED AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantees, their heirs and assigns, that 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. 343 on the Plan of Windsor Green, Phase II, Section III, as of record in Plat Book 6900, Page 845, Register's Office for said County, to which plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Carlene Hasty, a single person by deed from Fred L. Clinard and wife, Mary Ann Clinard of record in Instrument No. 200508250101504, recorded on 08/25/2005, Register's Office for Davidson County, Tennessee.

Carlene Hasty aka Angie Carlene Hasty.

Durable Power of Attorney of record in Book_____, Page_____, recorded on 202508080063191, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☑ Property known as: **205 Ashtead Court, 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, the GRANTOR, 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 that 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(s) this 29 day of July, 2025

Carlene Hasty aka Angie Carlene Hasty by Amy Hasty Baldwin nka Amy Suzanne Imler, her Attorney-in-Fact

Carlene Hasty aka Angie Carlene Hasty by Amy Hasty Baldwin (nka Amy Suzanne Imler), her Attorney-in-Fact

STATE OF TN

COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, AMY SUZANNE IMLER with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of CARLENE HASTY AKA ANGIE CARLENE HASTY and who acknowledged that she executed the same as the free act and deed as power of attorney of the said CARLENE HASTY AKA ANGIE CARLENE HASTY for the purposes therein described.

Witness my hand and official seal at Sumner County, TN this 29 day of July, 2025.

My Commission Expires:

Notary Public

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-18-2027

SIGNATURE/NAME AFFIDAVIT AND AKA STATEMENT

Date: 7/29/25

This is to certify that my legal signature is as written and typed below.

Amy Suzanne Imler

I, Amy Suzanne Imler certify that I am also known as:

Amy Hasty Baldwin

State of Tennessee
County of Sumner

Subscribed and sworn to before me on this 29 day of July, 2025, by Amy Suzanne Imler, personally known to me or proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Notary Public

My Commission Expires

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2027

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 7/29/25 (date of document).

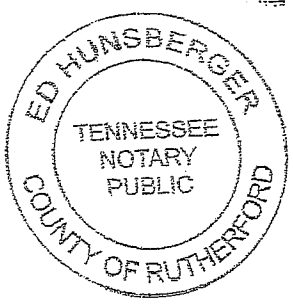
Affiant Signature

8/7/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7 of Aug, 2025.

(SEAL)



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