WARRANTY DEED

Karen Johnson
Batch # 1311774
08/19/2025 02 43 35 PM
Fees $13 00 Taxes $1,239 50

Davidson County
DEEDWARR
2 pgs

20250819-0066323

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/11/2026
DAVIDSON COUNTY

G-ORE-25-405

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF AUGUST, 2025

Notary Public

MY COMMISSION EXPIRES 1/11/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
James L. Nash and Chandani Nash	**Dart Bank**	
(NAME)	(NAME)	**043-09-0-337 00**
405 Delaware Ave	**P.O. Box 40**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Mason, MI 48854**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANTHONY JUDE FATTAL A/K/A A. JUDE FATTAL AND LINDSAY BLAKELY FATTAL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES L. NASH AND CHANDANI NASH, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 the east parts of Lots Nos 9 and 10 Block "K", on the Plan of Woodlawn Estates of record in Plat Book 843, Page 82, in the Register's Office for Davidson County, Tennessee, Said part of Lots adjoin and front together 56 feet on the west side of Delaware Avenue, and run back between parallel lines 200 feet to a dead line

Being the same property conveyed to A Jude Fattal, unmarried and Lindsay M Blakely, unmarried as Tenants in common with right of survivorship by Warranty Deed from Matthew Benjamin Trest and Mary Kathleen Trest, husband and wife of record in Instrument No 20211006-0134133 Register's Office for Davidson County, Tennessee, dated September 30, 2021 and recorded on October 06, 2021

Being the same property conveyed to A Jude Fattal and Lindsay Blakely Fattal, married by Quitclaim Deed from A Jude Fattal unmarried and Lindsay M Blakely n/k/a Lindsay Blakely Fattal, unmarried, as Tenants in common with right of survivorship of record in Instrument No 20220701-0076835 Register's Office for Davidson County, Tennessee, dated June 28, 2022 and recorded on July 01, 2022

This conveyance is subject to.
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1454, Page 470, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3508, Page 126, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **405 Delaware Ave, Madison, Tennessee 37115**

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 the 15 DAY OF AUGUST, 2025

Anthony Jude Fattal by Lindsay Blakely Fattal Attorney in Fact
Anthony Jude Fattal by Lindsay Blakely Fattal,
Attorney in Fact

Lindsay B. Fattal
Lindsay Blakely Fattal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDSAY BLAKELY FATTAL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ANTHONY JUDE FATTAL, and who acknowledged he/she/they executed the same as the free act and deed of the said ANTHONY JUDE FATTAL

Witness my hand and official seal, this the 15th of August, 2025

Notary Public
My Commission Expires 1/11/26
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/11/2026
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDSAY BLAKELY FATTAL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 15th of August, 2025

Notary Public
My Commission Expires 1/11/26
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/11/2026
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212