This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24586-RR

Karen Johnson Davidson County
Batch# 1313723 DEEDWARR
08/22/2025 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20250822-0067435

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Affiant

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

Subscribed and sworn to before me, this the 22nd day of August, 2025.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Owen T. Blevins and Anna L. Blevins 5321 Old Village Road Nashville, TN 37211	New Owner	161-10-0B-124.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Palo Ali**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Owen T. Blevins and Anna L. Blevins, husband and wife**, hereinafter called the Grantee(s), his/her/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. 123 on the Plan of Final Plat of Villages of Brentwood, Phase Ten-A, of record in Plat Book 7900, Page 313, and corrected in Book 8542, Page 973, 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 Palo Ali, an unmarried man by Warranty Deed from Bradley P. Baumgartner, and wife Caroline Baumgartner of record in Instrument No. 20211022-0141753 Register's Office for Davidson County, Tennessee, dated October 19, 2021 and recorded on October 22, 2021.

This is improved property located at: **5321 Old Village Road, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of August, 2025.

GRANTOR:

Palo Ali

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Palo Ali, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of August, 2025.

Notary Public
My Commission expires: 9-24-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 8-22-25 (date of document).

Date: 8-22-25

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 22nd day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 7-6-26

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026