Karen Johnson Davidson County
Batch# 1321611 DEEDWARR
09/15/2025 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $5,550.00
20250915-0073144

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 8-12-2028

(AFFIX SEAL)

YVETTE LYN MELDRUM
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-0826

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jesse Townsend Blair and Lacey Blair	Jesse Townsend Blair and Lacey Blair	160-12-0A-029.00-CO
(NAME)	(NAME)	
1022 Granbery Park Dr	1022 Granbery Park Dr	
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Five Hundred Thousand And No/100 Dollars ($1,500,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JASON G. TATGE AND CRYSTAL L. TATGE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LACEY BLAIR AND JESSE TOWNSEND BLAIR, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEE, 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. 29 on the Final Plat of Granbery, of record in Instrument No 20180531-0051923, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jason G. Tatge and Crystal L. Tatge, husband and wife by Special Warranty Deed from Turnberry Homes, L.L.C., a Tennessee limited liability company of record in Instrument No. 20191031-0111837, in the Register's Office for Davidson County, Tennessee, dated October 30, 2019 and recorded on October 31, 2019.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025, a lien not yet due and payable.

unimproved ☐
This is improved ☑ property, known as 1022 Granbery Park Dr, Brentwood, TN 37027
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 2nd day of Sept, 2025.

Jason G. Tatge

Crystal L. Tatge

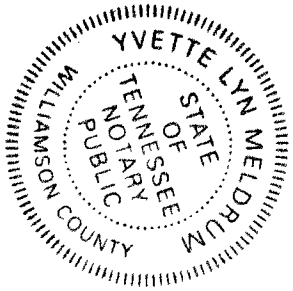
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 2nd day of Sept, 20 25, before me personally appeared Jason G. Tatge and Crystal L. Tatge, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 8-12-2028



True Copy Certification

I, Yvette Meldrum, 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 September 2, 2025.

Affiant Signature _____

September 2, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 2 of September 2025.

_____
Notary's Signature

MY COMMISSION EXPIRES: 4-03-29

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY