Karen Johnson Davidson County
Batch# 1323841 DEEDWARR
09/18/2025 07:43:30 AM 4 pgs
Fees: $23.00 Taxes: $1,560.29
20250918-0074401

WARRANTY DEED

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $421,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 3-20-28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Samuel Bellavance	New Owner	073 05 0 125.00
(NAME)	(NAME)	
2318 Shadow Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, we, **Rachel C. Blank-Lukenbill and Heather Dee Blank-Lukenbill, spouses married to each other,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Samuel Bellavance, an unmarried man,** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Map of RIVERWOOD HEIGHTS SUBDIVISION, of record in Book 1835, Page 42, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Rachel C. Blank-Lukenbill and Heather Dee Blank-Lukenbill, spouses married to each other, by Quitclaim Deed from, Rachel C. Blank (nka, Rachel C. Blank-Lukenbill) and Heather Dee Lukenbill (nka, Heather Dee Blank-Lukenbill), of record in Instrument No. 20190801-0076062, in the Register's Office for Davidson County, Tennessee, dated July 25, 2019 and recorded on August 01, 2019.

Being the same property conveyed to Rachel C. Blank and Heather Dee Lukenbill, by Quitclaim Deed from Rachel C. Blank, of record in Instrument No. 20160825-0089034, in the Register's Office for Davidson County, Tennessee, dated July 18, 2016 and recorded on August 25, 2016.

Being the same property conveyed to Rachel C. Blank single, by Warranty Deed from Peggie J. Dobbins, unmarried, of record in Instrument No. 20150714-0068524, in the Register's Office for Davidson County, Tennessee, dated July 13, 2015 and recorded on July 14, 2015.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 2318 Shadow Lane, Nashville, TN 37216
(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.

Effective the 17th day of September, 2025.

Rachel C. Blank-Lukenbill

Heather Dee Blank-Lukenbill

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 17th day of September, 20 25, before me personally appeared Rachel C. Blank-Lukenbill and Heather Dee Blank-Lukenbill, 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: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 9/17/25. (date of document).

Affiant Signature

9-17-25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of Sept., 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

