Karen Johnson Davidson County
Batch # 1323976 DEEDWARR
09/18/2025 10:45:38 AM 2 pgs
Fees: $13.00 Taxes: $1,520.70
20250918-0074570

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: VI-RPG-25-3612

PREPARED BY ~~& RETURN TO:~~
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $411,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF SEPTEMBER, 2025.

JILL BRANYAN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 03/16/26

(AFFIX SEAL)

06-NSH25-09962

Address of New Owner:	Send Tax Bills to:	Tax Information:
Stephanie Davis Blick 3612 Peninsula Court Nashville, TN 37217	Ellason Mortgage Group 1111 N. Maple St. Murfreesboro, TN 37130	136 11 0 063.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jennifer Lawson Hendershot as Conservator for Pamela E. Lawson**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Stephanie Davis Blick, an unmarried woman,** hereinafter called the Grantees, their successors 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. 5 on the Final Plat of PRIEST LAKE PARK, SECTION 9, of record in Plat Book 6900, Page 452, in the Register's Office for said County, to which Plat reference is herein made for a more complete and accurate description.

Being the same property conveyed to Pamela E. Lawson, by Quit Claim Deed from Biscan Development, a Tennessee Corporation, of record in Book 8571, Page 758, in the Register's Office of Davidson County, Tennessee, dated February 26, 1992 and recorded on March 11, 1992.

Subsequently, Jennifer Lawson Hendershot having been authorized to sell and execute this Warranty Deed conveying subject property pursuant Order Granting Motion to Approve Sale of Ward's Residence entered September 3rd, 2025, Case No. 21P-2520, Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Tax identification No. 136 11 0 063.00

Taxes for the year 2025 and subsequent years.

Per matters on the Plan of Record in Plat Book 6800, Page 452, Registers Office, Davidson County, Tennessee.

Restrictions of record in Book 7422, Page 183 in the Registers Office for Davidson County, Tenneessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 3612 Peninsula Court, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 11th day of September, 2025

Jennifer Lawson Hendershot as Conservator for Pamela E. Lawson

BY: _____, Conservator for Pamela E. Lawson
Jennifer Lawson-Hendershot

STATE OF Nevada
COUNTY OF Clark

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER LAWSON-HENDERSHOT, Conservator for PAMELA E. LAWSON to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of PAMELA E. LAWSON, and acknowledged that she executed the same as their free act and deed and for the purposes described herein.

Witness my hand and official seal, this the 11th of September, 2025.

_____
Notary Public
My Commission Expires: 9/3/2028

CRYSTAL ALLEN
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 24-7042-01
My Appt. Expires Sept. 03, 2028