**This instrument prepared by:**
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1326802 DEEDWARR
09/25/2025 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $958.30
20250925-0076564

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $259,000.00

Affiant Signature

Subscribed and sworn to before me on this the 24th Day of Sept. 2025.

Notary Public

My Commission expires _____/_____/_____

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

**NAME AND ADDRESS OF PROPERTY OWNER:**
Rhiannon Paige Ferronetti
271 Buck Run Drive
Nashville, TN 37214

**SEND TAX BILLS TO:**
New Owner

**MAP AND PARCEL NUMBER: 122010A40900CO**

# WARRANTY DEED
## 25NT00668

Effective the 22nd Day of Sept., 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

**Karie A. Blalock, unmarried**

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Rhiannon Paige Ferronetti, Unmarried**

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being Unit No. 75 in Woodland Point, Phase 9, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020725-0089575, said Register's Office (the "First Supplement and the original Declaration being collectively referred to as the "Declaration"), to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Woodland Point Phase IX, a Private Element Horizontal Property Regime, contained in the said Declaration, the plan filed as Exhibit "B" to said First Supplement appearing at page 6 thereof, and Bylaws appended thereto as Exhibit "B" appearing at page 32 of the Original Declaration, said Register's Office are incorporated in this deed by reference and made part hereof the same as though copied herein.

Being the same property conveyed to Karie A. Blalock, unmarried from Laura Erin Lindsey, unmarried, by Warranty Deed dated 11/29/2012 and recorded 12/07/2012 in Instrument No. 20121207-0113078, Register's Office of said County.

This is an improved property commonly known as: 271 Buck Run Drive, Nashville, TN 37214

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 22 day of Sept, 2025

Karie A Blalock

**Karie A. Blalock**

State of ALABAMA
County of BALDWIN

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Karie A. Blalock, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Emit L McCafferty III

Notary Public

My Commission expires: 6/21/2026

EMIT L MCCAFFERTY III
Notary Public
Alabama State at Large
My Commission Expires Jun 21, 2026

Certificate of Authenticity

I, Ryan Lux, 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 22, 2025**.

Date

Affiant Signature

**September 22, 2025**
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **22nd** day of **September**, 20**25**.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

