WARRANTY DEED

Karen Johnson Davidson County
Batch# 1328403 DEEDWARR
09/30/2025 12:02:30 PM 4 pgs
Fees: $23.00 Taxes: $1,147.00
20250930-0077725

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$310,000.00**

Affiant

Subscribed and sworn to before me this 25th day of September, 2025.

Notary Public

My commission expires: 3-6-2029

AURA ALLISON
NOTARY PUBLIC
TENNESSEE
(Affix Seal)
My Comm. Exp.
March 6, 2029
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY
Ralph Z. Levy, Jr., Dickinson Wright, PLLC, 424 Church Street, Suite 800, Nashville, TN 37219

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Case Tucker Bloom 628 Claridge Drive Nashville, TN 37214	Drucilla Markle-Bloom 300 32nd Avenue South Nashville, TN 37212	10704001700

WITNESSETH: That for and in consideration of $10.00, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Madeleine Wyatt and husband Michael Wyatt,** hereinafter called the GRANTORS, do hereby bargain, sell, convey and confirm unto **Case Tucker Bloom** and his heirs and assigns, hereinafter called the GRANTEE, the following real estate, situated and being located in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 24 on the plan of Larkwood Subdivision of record in Plat Book 2900, Page 144, Register's Office for said County, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Madeleine Wyatt and Michael Wyatt by Warranty Deed from Torque Development Group LLC, a Tennessee Limited Liability Company, by Warranty Deed, dated December 1, 2017, recorded in Instrument Number 20171205-0124164, Register's Office for Davidson County, Tennessee.

The Property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2025 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 10704001700, which are not due until October 1, 2025.

- Subject to all matters as shown on the Plan of record in Plat Book 2900, Page 144, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3186, Page 181, Register's Office for Davidson County, Tennessee.
- Easement and Agreement of Record in Book 9547, Page 937, Register's Office for Davidson County, Tennessee.

This is improved property known as 628 Claridge Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTORS do hereby covenant with the GRANTEE that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

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 September 25, 2025.

GRANTORS:

Madeleine Wyatt

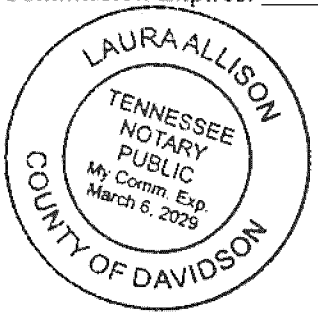
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and county aforementioned, personally appeared Madeleine Wyatt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, a Tennessee resident, executed the foregoing instrument for the purpose therein contained, by personally signing her name.

WITNESS my hand and seal at office the day and year above written.

Laura Allison
NOTARY PUBLIC

My Commission Expires: 3-6-2029



Michael Wyatt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and county aforementioned, personally appeared Michael Wyatt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, a Tennessee resident, executed the foregoing instrument for the purpose therein contained, by personally signing his name.

WITNESS my hand and seal at office the day and year above written.

Laura Allison My Commission Expires: 3-6-2029

NOTARY PUBLIC



Tennessee Certification of Electronic Document

I, Ralph Z. Levy, Jr., 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 25, 2025 (date of document).

Affiant Signature

September 30, 2025
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 30th day of September, 2025.

Notary Signature

MY COMMISSION EXPIRES: March 9, 2027

NOTARY'S SEAL

DEIRDRIU COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY