Karen Johnson Davidson County
Batch# 1330312 DEEDWARR
10/03/2025 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,138.60
20251003-0079189

Warranty Deed

	STATE OF TENNESSEE COUNTY OF [redacted] WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $578,000.00. Affiant Subscribed and sworn to before me, this the 2nd day of October, 2025. Notary Public My commission expires:

RACHEL K. WILKIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Number
Donna M. Blackey	Same as new owner	084-14-0-160.00
101 Dellrose Drive		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ADAM D. DENNIS, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DONNA M. BLACKEY, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 30 on the Plan of Section Two, Donelson Meadows, as of record in Book 2133, Pages 100 and 101, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Adam D. Dennis, a single man by Warranty Deed from Bobby Parham, a single woman of record in Instrument No. 20110303-0016883 Register's Office for Davidson County, Tennessee, dated February 28, 2011 and recorded on March 3, 2011.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 101 Dellrose Drive, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of October, 2025.

Adam D. Dennis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Adam D. Dennis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of October, 2025.

Notary Public

My Commission Expires: 09/07/26

HAYLIE HAWKINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/07/2026
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 10/2/25 (date of document).

Jennifer L. Pennell

10/3/25

Date

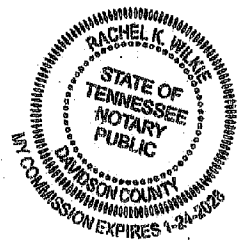
State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 10/3, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: 1/24/2028



Notary's Seal