Karen Johnson Davidson County
Batch# 1332549 DEEDWARR
10/10/2025 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20251010-0081099

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/09/2026
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $800,000.00.

Affiant

Subscribed and sworn before me this the 9 day of October, 2025.

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Matthew Blum Amy Shifflett Blum 1525 Preston Dr. Nashville, TN 37206	**New Owner** **1412 Litton Avenue** **Nashville, TN 37216**	072-16-1E 001.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ADAM JOSEPH KERR AN UNMARRED MAN AND ANDREA MILLER KERR, AN UN MARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey TO MATTHEW BLUM AND AMY SHIFFLETT BLUM, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. A, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for Preston Drive Cottages, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) of record in Instrument No. 20180924-0094637, and being shown on Plat attached thereto as Exhibit "B", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Adam Joseph Kerr and Andrea Miller Kerr, husband and wife, by deed dated 04/23/2020, from Adam Joseph Kerr, f/k/a Adam Kerr and Andrea Miller Kerr, f/k/a Andrea Miller, husband and wife, of record in Instrument No. 20200505-0046932, Register's Office for said County.

Also being the same property conveyed to Adam Kerr, an unmarried man, and Andrea Miller, an unmarried woman, as tenants in common with rights of survivorship, by Warranty deed from Jackson Valley Land Partners, LLC, dated 06/04/2019, of record in Instrument No. 20190606-0054078, said Register's Office.

Adam Joseph Kerr and Andrea Miller Kerr having since divorced pursuant to the Final Decree of Divorce as shown in Case No.24D-1160, in the Fourth Circuit Court for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1525 Preston Dr., Nashville, TN 37206.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 9 day of October, 2025.

Adam Joseph Kerr

Andrea Miller Kerr

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Adam Joseph Kerr, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9 day of October, 2025.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Andrea Miller Kerr, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9 day of October, 2025.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Alli Pinkston, 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 **October 9, 2025**.

Date

Alli P

Affiant Signature

10/10/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **10** day of **October**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County