RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LLHI-34186-25

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1334694 DEEDWARR
10/16/2025 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $3,426.20
20251016-0082260

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $926,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of Oct. 2025.

NOTARY PUBLIC

My commission expires: 1/24/28

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

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle Lynn Dyck Bodwell 5105 W Concord Rd Brentwood, TN 37027	Michelle Lynn Dyck Bodwell 5105 W Concord Rd Brentwood, TN 37027	118-02-3I-001-00

FOR AND IN CONSIDERATION of the sum of NINE HUNDRED TWENTY SIX THOUSAND AND 00/100 Dollars ($926,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BRADLEY BLIZZARD AND WIFE, REBECCA BLIZZARD**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MICHELLE LYNN DYCK BODWELL**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 828 as established by Declaration of Covenants, Conditions and Restrictions for 828 Kirkwood Avenue Residences of record in Instrument Number 20151124-0119022, and amended in Instrument Number 20160601-0054917, and being shown on Plat attached thereto as Exhibit "C", Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bradley Blizzard and wife, Rebecca Blizzard from JGLAC, GP, a Tennessee General Partnership, by Warranty Deed dated June 13, 2016, and recorded June 14, 2016, in Instrument Number 20160614-0060187, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 828 Kirkwood Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 15th day of October, 2025

GRANTOR(S)

Bradley Blizzard

Rebecca Blizzard

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Bradley Blizzard and Rebecca Blizzard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of Oct. 2025.

Notary Public

Printed Notary Name Helen Ponchillia

My commission expires: September 28, 2026

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

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 10/15/25 (date of document).

Jennifer L. Pennell

10/15/25

Date

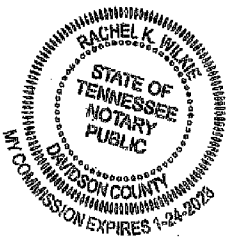
State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 10/15, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: 1/24/2028



Notary's Seal