WARRANTY DEED

Karen Johnson Davidson County
Batch# 1336040 DEEDWARR
10/20/2025 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $2,571.50
20251020-0083404

File #25-DW-1117-203

(SEAL)
MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $695,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF October, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tori Spurlock and Jake Spurlock	**United Wholesale Mortgage, LLC**	
(NAME) **1117 Fatherland Street #203**	(NAME) 585 South BLVD E	**083 13 0A 203.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) Pontiac MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

DEAN ALLEN BLACKWELL AND ANN SCHNEIDER BLACKWELL, A MARRIED COUPLE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

TORI SPURLOCK, AND JAKE SPURLOCK, WIFE AND HUSBAND,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 203 on the Plan of FATHERLAND COURT AT MARTIN CORNER, as shown on Exhibit A-2, to Declaration of Covenants, Conditions and Restrictions of record Instrument No. 20050628-0074027, revised in Instrument No. 20051006-0120764, in the 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 Dean Allen Blackwell and Ann Schneider Blackwell, Husband and Wife, by Warranty Deed from Shelley Thomas, Unmarried, of record in Instrument No. 20150818-0082776, in the Register's Office of Davidson County, Tennessee, dated on August 17, 2015 and recorded on August 18, 2015.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EAST EDGEFIELD, as recorded in Plat Book 21, Page 147.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20050628-0074027 and as amended in Instrument No. 20051006-0120764.
* Charter for Fatherland Court at Martin Corner Townhomes Owners Association, Inc. recorded as Instrument No. 20050628-0074028.
* Application to Combine Parcels recorded in Instrument Nos. 20050413-0041077, 20050414-0041691.
* Ordinance No. BL-2005-510 recorded in Instrument No. 20050310-0026488.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **DEAN ALLEN BLACKWELL**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 202510200083403, Register's Office for **Davidson** County, Tennessee.*

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **ANN SCHNEIDER BLACKWELL**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 202510200083402, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X__ **improved** property known as: 1117 Fatherland Street, Unit 203, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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/our hand(s) this the 15th day of October, 2025.

Dean Allen Blackwell by John Bishop, his Attorney-In-Fact

Ann Schneider Blackwell by John Bishop, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **DEAN ALLEN BLACKWELL**, and who acknowledged he/she/they executed the same as the free act and deed of the said **DEAN ALLEN BLACKWELL**.

Witness my hand and official seal this **15th** day of **October, 2025.**

S. Denise Woods
Notary Signature
My Commission Expires: _____

S. DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-19-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **ANN SCHNEIDER BLACKWELL**, and who acknowledged he/she/they executed the same as the free act and deed of the said **ANN SCHNEIDER BLACKWELL**.

Witness my hand and official seal this **15th** day of **October, 2025.**

S. Denise Woods
Notary Signature
My Commission Expires: _____

S. DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-19-2028

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 20, 2025 (date of document)

Regina Sullo

Affiant Signature

October 20, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 20th day of October, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202510200083404