RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-34488-25

Karen Johnson Davidson County
Batch# 1340820 DEEDWARR
10/31/2025 02:39:30 PM 6 pgs
Fees: $33.00 Taxes: $1,467.05
20251031-0086905

WARRANTY DEED

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Maury

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $396,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October, 2025.

NOTARY PUBLIC

My commission expires: 4.25.29

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip D. Bandy, Jr. 2853 Twin Lawn Drive Nashville, TN 37214	Same address as new owner	096-14-0-089

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED NINETY SIX THOUSAND FIVE HUNDRED AND 00/100 Dollars ($396,500.00) 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, **AIDEN MOSS BLAKE, KAREN BLAKE, AND BRIAN K. BLAKE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **PHILLIP D. BANDY, JR.** Single man, hereinafter called the Grantee, his 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 Lot No. 136 on the Plan of Twin Lawn Subdivision, of record in Book 2331, Page 9, 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 Aiden Moss Blake, Karen Blake, and Brian K. Blake from Tara Hamel, an unmarried woman, by Warranty Deed dated September 6, 2022, and recorded September 7, 2022, in Instrument Number 20220907-0100257, 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: 2853 Twin Lawn Drive, Nashville, TN 37214

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.

Grace Shoffner, wife of Aiden Moss Blake, joins in this conveyance to quitclaim any and all right, title and interest, she may have in and to herein described property to said Grantees.

WITNESS OUR HANDS, this 27th day of October, 2025

GRANTOR(S)

Aiden Moss Blake

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF Denver

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

WITNESS my hand and seal, this the 27th day of October, 2025.

Notary Public

Charlene Byron
Printed Notary Name

My commission expires: 04-05-2026

CHARLENE BYRON
Notary Public
State of Colorado
Notary ID # 20104012098
My Commission Expires 04-05-2026

GRANTOR(S)

Grace Shoffner

STATE OF ~~TENNESSEE~~ CO
COUNTY OF Denver

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

WITNESS my hand and seal, this the 27th day of October, 2025.

Notary Public

CHARLENE BYRON
Notary Public
State of Colorado
Notary ID # 20104012098
My Commission Expires 04-05-2026

Charlene Byron
Printed Notary Name

My commission expires: 04-05-2026

GRANTOR(S)

Karen Blake

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF Jefferson

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

WITNESS my hand and seal, this the 28 day of October, 2025.

LYTASHA MARIE RENEE YOUNG
MY COMM. EXPIRES 11/30/2028
NOTARY PUBLIC
ID # KYNP19255
STATE AT LARGE
KENTUCKY

Notary Public

Lytasha Marie Renee Young
Printed Notary Name

My commission expires: 11.30.2028

GRANTOR(S)

Brian K. Blake

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF Jefferson

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

WITNESS my hand and seal, this the 28 day of October, 2025.

LYTASHA MARIE RENEE YOUNG
MY COMM. EXPIRES 11/30/2028
NOTARY PUBLIC
ID # KYNP19255
STATE AT LARGE, KENTUCKY

Notary Public

Lytasha Marie Renee Young
Printed Notary Name

My commission expires: 11.30.2028

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Oct. 27, 2025.

Affiant
Date: October 31, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 31st day of October 2025

Notary Public

My Commission Expires:
7.30.29

William S. Corley
STATE OF TENNESSEE NOTARY PUBLIC
Williamson COUNTY