Karen Johnson Davidson County
Batch# 1342093 DEEDWARR
11/04/2025 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $4,991.30
20251104-0088016

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

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $1,349,000.00.

Affiant

Subscribed and sworn before me this the 4th day of November, 2025.

Notary Public
My commission expires: 3-20-28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jeffrey Joseph Blanchard 1118 Grandview Dr. Nashville, TN 37204	New Owner	117-16-0D 003.00

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, MICHAEL JOHN SPLITTORF AND/OR KATHERINE CASEY PETZ SPLITTORF, TRUSTEES OF THE MICHAEL & KATHERINE SPLITTORF LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF MICHAEL JOHN SPLITTORF AND KATHERINE CASEY PETZ SPLITTORF DATED MAY 18, 2022, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JEFFREY JOSEPH BLANCHARD, SINGLE, 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:

Situated in Davidson County, Tennessee, being Unit B of Boyce Townhomes, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for Boyce Townhomes of record in Instrument No. 20050224-0020224, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Boyce Townhomes as shown on Exhibit "B" to the Declaration of record in Instrument No. 20050224-0020224, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being the same property conveyed to Michael John Splittorf and/or Katherine Casey Petz Splittorf, Trustees of the Michael & Katherine Splittorf Living Trust, established by the Revocable Trust Agreement of Michael John Splittorf and Katherine Casey Petz Splittorf dated May 18, 2022, by Quitclaim Deed from Michael John Splittorf and wife, Katherine Casey Petz Splittorf, dated 5/18/2022 and recorded 6/14/2022 in Instrument No. 20220614-0067309, in the Register's Office of Davidson County, Tennessee.

Also being the same property previously conveyed to Michael J. Splittorf and Katherine C.P. Splittorf, husband and wife, by Warranty Deed from Garrett Bryan Story and Andrea S. Story, husband and wife, dated 3/29/2019 and recorded 4/3/2019 in Instrument No. 20190403-0029960, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1118 Grandview Dr., Nashville, TN 37204.

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 4th day of November, 2025.

Michael & Katherine Splittorf Living Trust, established by the Revocable Trust Agreement of Michael John Splittorf and Katherine Casey Petz Splittorf dated May 18, 2022

Katherine Casey Petz Splittorf

BY: _____
Michael John Splittorf, Trustee

BY: _____
Katherine Casey Petz Splittorf, Trustee

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michael John Splittorf and Katherine Casey Petz, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their oath acknowledged themselves to be the Trustees of the within named bargainor, a Trust, and that they, as such Trustees, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said Michael John Splittorf and Katherine Casey Petz as such Trustees.

Witness my hand and official seal this the 4th day of November, 2025.

My Commission Expires: 6/14/2026

_____
Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 11-4-25 (date of document).

Affiant Signature

11-4-25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4 day of Nov., 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

