WARRANTY DEED

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

B-ELAM-25-949

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $669,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kyle Renaker and Kathryn Roberts	**Navy Federal Credit Union**	
(NAME)	(NAME)	**180 04 0A 131.00**
949 Century Oak Dr	**PO Box 3326**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Merrifield, VA 22119**	
(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, **JEFFREY JOSEPH BLANCHARD, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KYLE RENAKER AND KATHRYN ROBERTS, HUSBAND AND WIFE,** 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 Lot No. 52 on the Plan of HIGHLAND CREEK, SECTION TWO, a planned unit development of record in Instrument No. 20030424-0055118, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jeffrey Joseph Blanchard, by Quitclaim Deed from Jennifer Lara Solima, of record in Instrument No. 20241031-0083912, in the Register's Office of Davidson County, Tennessee, dated October 24, 2024, and recorded on October 31, 2024. Also see Marital Dissolution Agreement executed in that certain case styled Jennifer Lara Blanchard v. Jeffrey Joseph Blanchard, Case No. 24D224, Fourth Circuit Court of Davidson County, Tennessee.

Being the same property conveyed to Jeffrey J. Blanchard, an Unmarried Man, by Warranty Deed from Christopher C. Wilkins and Wife, Casie C. Wilkins, of record in Instrument No. 20110404-0025687, in the Register's Office of Davidson County, Tennessee, dated March 31, 2011, and recorded on April 04, 2011.

This conveyance is subject to:
- Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HIGHLAND CREEK, SECTION TWO, as recorded in Instrument No. 20030424-0055118.
- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Book 11568, Page 311 as Supplemented in Instrument No. 200004130037474.
- Stormwater Detention Agreement as set forth in instrument recorded in Book 11338, Page 738.
- By Laws for Highland Creek Homeowners Association, Inc. recorded as Book 11568, Page 301.
- Common Open Space Deed recorded as Instrument No. 20031014-0151693.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **949 Century Oak Dr, Nashville, Tennessee 37211**.

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.

Karen Johnson Davidson County
Batch # 1364233 **DEEDWARR**
12/31/2025 02:23:32 PM 2 pgs
Fees: $13.00 Taxes: $2,476.78

20251231-0104627

Witness my/our hand(s) this the 30th DAY OF DECEMBER, 2025.

Jeffrey Joseph Blanchard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY JOSEPH BLANCHARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of December, 2025.

Notary Public
My Commission Expires:
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212