FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **33,067.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **12/12/2025** Notary Public MY COMMISSION EXPIRES: 11/20/29 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1389077 DEEDWARR
03/05/2026 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $122.35
20260305-0017813

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #25-5296

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wendell Blankenship	**Wendell Blankenship**	**129-10-0-023**
(NAME) **6616 Chatsworth Place**	(NAME) 6616 CHATSWORTH PLACE	
(ADDRESS) **Nashville, TN, 37205**	(ADDRESS) NASHVILLE TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Patrick Wadri,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wendell Blankenship,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 83 on the Plan of West Meade Park, Inc., Section 4 as of record in Book 3300, Pages 68 and 69, Register's Office for Davidson County, Tennessee.

Said lot No. 83 fronts 111.4 feet on the westerly side of Chatsworth Place and extends back 303 feet on the southerly line and 284 feet on the northerly line to a dead line, measureing 302.3 feet thereon.

Being the same property conveyed to Patrick Wadri, an unmarried man by Warranty Deed from West Meade Properties, LP, a Tennessee Limited partnership and John M. Gillum, Trustee of the Menefee West Meade 2009 Irrevocable Trust U/A/D December 21, 2009 by Warranty Deed dated April 26th, 2021 and recorded on May, 26, 2021 as instrument # 20210523-0071607 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **6616 Chatsworth Place, Nashville, TN 37205**
(House Number) (Street) (City, State) (Zip)

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), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **12th** day of **December, 2025**.

Patrick Wadri

STATE OF **TENNESSEE**
COUNTY OF WILSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Patrick Wadri**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **12th** day of **December**, **2025**.

NOTARY PUBLIC

My Commission Expires: 11/20/29

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Bailey Warren, 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 12/12/25 (date of document).

Bailey Warren
Affiant Signature

12/12/25
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 12 day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/20/29

NOTARY'S SEAL

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY