(1)

Karen Johnson
Batch # 1392529
03/13/2026 09:37:55 AM
Fees: $13.00 Taxes: $2,016.50

Davidson County
DEEDWARR
2 pgs

20260313-0020028

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **545,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of ~~February~~ March, 2026

Notary Public

MY COMMISSION EXPIRES: 12/17/2028

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter Tremayn Blanks, Jr.	Princeton Mortgage Corporation ~~New Owner~~	172-15-0A-016.00
(NAME)	(NAME)	
2876 Call Hill Road	439 Grand Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Ewing, NJ 08628	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LAURA E. RIGSBY, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WALTER TREMAYN BLANKS, JR., A MARRIED MAN,

HEREINAFTER CALLED THE GRANTEES, 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. 27, as shown on the map entitled Holt Woods, Section One, of record in Plat Book 7900, Pages 878 and 879, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to PAUL W. RIGSBY AND LAURA E. RIGSBY, HUSBAND AND WIFE, by Warranty Deed from SUSIE A. MASOTTI, MARRIED, of record in Instrument No. 20120813-0072203, dated August 10, 2012, said Register's Office. PAUL W. RIGSBY having since died on or about October 29, 2023 leaving LAURA E. RIGSBY, as surviving tenant by the entirety.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 2876 Call Hill Road, Nashville, TN 37211

LT&E File #22783

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 27th day of February, 2026

Laura E. Rigsby

STATE OF FL
COUNTY OF COLLIER

On this 27th day of February, 2026, before me personally appeared Laura E. Rigsby, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand at office, this 27th day of February, 2026.

Notary Signature
My commission expires: 02/27/2027

NOTARY PUBLIC STATE OF FLORIDA

IONUT SIMON
Commission # HH 326534
Expires February 27, 2027

Return To: Ashworth & Rye, PLLC
237 2nd Avenue South
Franklin, TN 37064

LT&E File #22783