PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

Karen Johnson
Batch # 1400127
04/01/2026 09:53:32 AM
Fees: $13.00 Taxes: $2,590.00

Davidson County
DEEDWARR
2 pgs

20260401-0025861

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Ivey Title, LLC Ref: (DL) Title No.: 64395
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Patrick Andreen Katherine Andreen 200 Kenner Ave. #K5 Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 11608002900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$700,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nancy Harris Blackwelder Living Trust dated February 13, 2020**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Patrick Andreen and Katherine Andreen, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of a Resubdivision of Lots No. 29 to 34 and Lots No. 49 to 54 inclusive in the Kenner Manor Land Company's 2nd Subdivision as of Record in Plat Book 547, page 134, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Nancy H. Blackwelder, unmarried by Warranty Deed from Robin E. Delmer and Richard C. Patton, both unmarried, dated April 12, 1991 and recorded on April 16, 1991 of record in Book 830, page 657, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dared February 13, 2020, recorded March 9, 2020, of record in Instrument No. 20200309-0026424, said Register's Office, subject property was conveyed to Nancy Harris Blackwelder Living Trust dated February13, 2020.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 547, page 134, said Register's Office.

This is improved property, known as 200 Kenner Avenue, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of March, 2026.

Nancy Harris Blackwelder Living Trust dated February 13, 2020

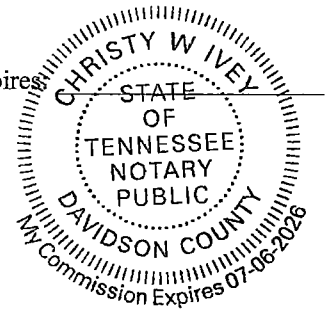
By: Nancy Harris Blackwelder, Trustee
Nancy Harris Blackwelder, Trustee

State of Tennessee

County of Davidson

On this 26th day of March, 2026, before me the undersigned authority, personally appeared **Nancy Harris Blackwelder, Trustee of the Nancy Harris Blackwelder Living Trust, dated February 13, 2020**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:



Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $700,000.00.

Affiant

Sworn and subscribed before me this 30th day of March, 2026

Notary

My Commission Expires: 7/3/28

