Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #26-1078

Karen Johnson
Batch # 1405855
04/15/2026 12:07:59 PM
Fees: $13.00 Taxes: $2,701.00
Davidson County
DEEDWARR
2 pgs
20260415-0030818

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Emily DeWitt Blackledge and Robert Daniel Blackledge, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Laura Barrow, a married woman,** 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. 19 on the Plan of Woodmont Boulevard Section of Marengo Park of record in Plat Book 1130, Page 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Emily DeWitt Blackledge and Robert Daniel Blackledge, wife and husband by Warranty Deed from Ginger C. Armstrong and James M. Armstrong, wife and husband of record in Instrument No. 20200608-0058645 Register's Office for Davidson County, Tennessee, dated June 5, 2020 and recorded on June 8, 2020.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 951 Graybar Lane, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Laura Barrow 951 Graybar Lane Nashville, TN 37204	NEW OWNER	118-13-0-075.00

WITNESS THE EXECUTION HEREOF this 9th day of April, 2026.

Emily DeWitt Blackledge

Robert Daniel Blackledge

State of Tennessee)
County of Davidson)

On this 9th day of April, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Emily DeWitt Blackledge and Robert Daniel Blackledge, the bargainor(s), 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.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 730,000.00.**

Affiant

Sworn and subscribed before me ~~on this the 9th day of~~ April, 2026.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON