Karen Johnson Davidson County
Batch# 1415432 DEEDWARR
05/04/2026 03:28:30 PM 4 pgs
Fees: $23.00 Taxes: $1,609.50
20260504-0039846

This instrument was prepared by:
DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
26-10036

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF Gwinnett
The actual consideration or value, whichever is greater, is $435,000.00

Cynthia Brown
Affiant

OFFICIAL SEAL
Alesia Davis
NOTARY PUBLIC-GEORGIA
GWINNETT COUNTY
My Comm. Expires September 21, 2029

Sworn to and subscribed before me this 24th day of April, 2026.

Notary Public

Address of New Owner:	**Send Tax Bills to:**	**Map-Parcel Number:**
Andrew Willoughby Anna Willoughby 7500 Highway 70 Nashville, TN 37221	New Owner 7500 Highway 70 Nashville, TN 37221	142-02-0-001.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Benjamin Clay Blackburn and Charles Flint Blackburn, Co-Trustees of the 2007 Charles Edward Blackburn Inter Vivos Trust,** hereinafter called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Andrew Willoughby & Anna Willoughby, Spouses married to each other,** hereinafter called the "Grantee," and to Grantee's heirs, successors, executors, and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, and being Lot 1 on the plan of Cross Timbers, Section I, of record in Book 3700, Page 37, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description

Being the same property conveyed to Benjamin Clay Blackburn and Charles Flint Blackburn, Co-Trustees of The 2007 Charles Edward Blackburn Inter Vivos Trust by Executor's Deed from Benjamin Clay Blackburn, Executor of the Estate of Charles Edward Blackburn, of record in Instrument No. 20251125-0093959 Register's Office for Davidson County, Tennessee, dated November 21, 2025 and recorded on November 25, 2025.

This is improved property known as **7500 Hwy 70, Nashville, TN 37221**

This conveyance is made subject to: zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said

Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 24 day of April, 2026.

Benjamin Clay Blackburn, Co-Trustee of the
2007 Charles Edward Blackburn Inter Vivos Truste

Co-Trustee

Charles Flint Blackburn, Co-Trustee of the
2007 Charles Edward Blackburn Inter Vivos Truste

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared **Benjamin Clay Blackburn**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be current Co-Trustee of the 2007 Charles Edward Blackburn Inter Vivos Trust, and that he as such Co- Trustee, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this ____ day of April, 2026.

Notary Public
My Commission Expires: _____

STATE OF North Carolina
COUNTY OF Wake

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared **Charles Flint Blackburn,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be current Co- Trustee of the 2007 Charles Edward Blackburn Inter Vivos Trust, and that he as such Co- Trustee, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 24 day of April, 2026.

Notary Public
My Commission Expires: 02/28/2031

TIFFANY TURNER-PATTERSON
Notary Public - North Carolina
Wake County
My Commission Expires Feb 28, 2031

Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 27 day of April, 2026.

Benjamin Clay Blackburn, Co-Trustee of the
2007 Charles Edward Blackburn Inter Vivos Truste

Charles Flint Blackburn, Co-Trustee of the
2007 Charles Edward Blackburn Inter Vivos Truste

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared **Benjamin Clay Blackburn**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be current Co-Trustee of the 2007 Charles Edward Blackburn Inter Vivos Trust, and that he as such Co- Trustee, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this ____ day of April, 2026.

Notary Public
My Commission Expires: 7/7/2026

FAITH NATALIE PETRAS
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared **Charles Flint Blackburn,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be current Co- Trustee of the 2007 Charles Edward Blackburn Inter Vivos Trust, and that he as such Co- Trustee, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this ____ day of April, 2026.

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Cynthia Brown, 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 04/24/2026 (date of document).

Cynthia Brown
Affiant Signature

04/24/2026
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 24th day of APRIL, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/28

NOTARY'S SEAL

