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

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
30 Burton Hills Blvd., Suite 139
Nashville, TN 37215

39-B
File #26-1108

Karen Johnson
Batch # 1417313
05/07/2026 09:42:14 AM
Fees: $13.00 Taxes: $2,830.50

Davidson County
DEEDWARR
2 pgs

20260507-0041121

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 **Kasey Akins Brandon fka Kasey Lee Akins and Conner Brandon, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew Hamblen and Ann S. Hamblen, 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. 405 on the Plan of Section Six, Crieve Hall Estates, of record in Plat Book 2331, Page(s) 1 and 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 Kasey Lee Akins and Conner Brandon, as tenants in common with the right of survivorship by Warranty Deed from Ricky Alexander and Wife, Janice S. Alexander of record in Instrument No. 20200924-0110101 Register's Office for Davidson County, Tennessee, dated September 18, 2020 and recorded on September 24, 2020. Kasey Akins Brandon and Conner Brandon are now married.

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: 383 Blackman Road, Nashville, TN 37211.

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:
Andrew Hamblen
Ann S. Hamblen
383 Blackman Road
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT

NEW OWNER

TAX MAP-PARCEL #:
146-08-0-078.00

WITNESS THE EXECUTION HEREOF this 5th day of May, 2026.

Kasey Akins Brandon

Conner Brandon

State of Tennessee)
County of Davidson)

On this 5th day of May, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kasey Akins Brandon and Conner Brandon, 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: Nov 8 2027

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 765,000.00.**

Affiant

Sworn and subscribed before me on this the 5th day of May, 2026.

Notary Public

My Commission Expires: _____

VIRGINIA DESMARAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029