Return to:
Magnolia Title
1104 Fatherland St
Nashville, TN 37206

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1427902 DEEDWARR
06/04/2026 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20260604-0050473

File No. PA-26-2417

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of May, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Travis Blankenship and Taylor Blankenship	New Owner	
(NAME)	(NAME)	
3003 Brightwood Avenue		117-08-0-013.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, I/we, **Kathryn Simpson Brashears, a single person**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Travis Blankenship and Taylor Blankenship, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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. 2 on the Map of Belmont Terrace Resubdivision Annex 1, of record in Book 421, page 182, Register's Office for said County.

Said Lot No. 2 fronts 50 feet on the Northwesterly margin of Brightwood Avenue and extends back 207 feet, more or less, on the Northwesterly line and 190 feet on the Southeasterly line to an alley in the rear measuring 50 feet thereon.

Being the same property conveyed to Kathryn Simpson Brashears now a single person by Quitclaim Deed from William M. Brashears Jr., now a single person of record in Book 9412, Page 10, Register's Office for Davidson County, Tennessee, dated June 07, 1994 and recorded on July 19, 1994.

This is property more commonly known as 3003 Brightwood Avenue, Nashville, TN 37212.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 26th day of May, 2026.

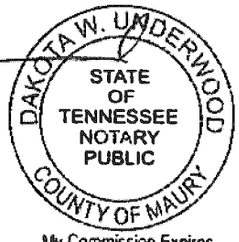
Kathryn Simpson Brashears

STATE OF TENNESSEE
COUNTY OF Williamson

On this 26th day of May, 2026, before me personally appeared Kathryn Simpson Brashears, 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 26th day of May, 2026.

Notary Signature
My commission expires:



My Commission Expires
Apr. 18, 2028

Certificate of Authenticity

I, Pam Autry, 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 5/26/2026.

Date

Affiant Signature

5/26/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of May, 2026.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: 05/08/2029

Date

Notary's Seal (if on paper)