WARRANTY DEED

Karen Johnson Davidson County
Batch # 1451290 DEEDWARR
07/23/2026 02:04:27 PM 2 pgs
Fees: $13.00 Taxes: $2,423.50

20260723-0067137

File #26-TC-4400-235

(SEAL)

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $655,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July, 2026.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hannah Blatt	New Owner	
(NAME)	(NAME)	
4400 Belmont Park Terrace, Unit 235		**131 03 0C 235.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JENNIFER KATE SHIELDS, AN UNMARRIED WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

HANNAH BLATT,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Building Site No. 235 on the Plan of ARDEN PLACE, SECTION IX, of record in Plat Book 5210, Page 73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with one membership in Arden Place Home Owners Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belong or in anywise appertaining to said membership.

Being the same property conveyed to Jennifer Kate Shields, by Warranty Deed from Julie A. Stone and Stephanie S. Hardcastle, Co-Executors of the Estate of Julia G. Shupe, of record in Instrument No. 20010601-0057324, in the Register's Office of Davidson County, Tennessee, dated May 30, 2001 and recorded on June 01, 2001.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ARDEN PLACE, SECTION IX, as recorded in Plat Book 5210, Page(s) 73.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 4754, Page 455, as supplemented in Book 4819, Page 564, Book 4916, Page 277, Book 5019, Page 942, Book 5091, Page 66, Book 5129, Page 120, Book 5163, Page 384, Book 5231, Page 375, Book 5351, Page 592, Book 5514, Page 636, as amended in Instrument No. 20070816-0098235, Instrument No. 20140801-0069316, Instrument No. 20171017-0106296 and Instrument No. 20211229-0171164.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4628, Page 473.
* Charter for Arden Place Home Owners Association, Inc., recorded as Book 4749, Page 634.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **4400 Belmont Park Terrace, Unit 235, Nashville, TN 37215**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 21st day of July, 2026.

Jennifer Kate Shields

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of July, 2026, before me personally appeared Jennifer Kate Shields, 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 21st day of July, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028