Karen Johnson Davidson County
Batch# 1459034 DEEDWARR
08/12/2026 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,043.40
20260812-0074721

**Prepared By & Return To:**
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
MJ-26-3558

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7th day of August, 2026

Notary Public
Commission Expires: 03/28/28

MACKENZIE REINACHER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| James R. Protich<br>2408 Maplecrest Drive<br>Nashville, TN 37214 | James R. Protich<br>2408 Maplecrest Drive<br>Nashville, TN 37214 | 095-12-0-024 |

# WARRANTY DEED

FOR AND IN 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,

**Lindsay Noel Blake, an unmarried woman**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**James R. Protich, a married man**

HEREINAFTER CALLED THE GRANTEES, 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. 78 on the Plan of Woodberry Park Subdivision, as of record in Book 2133, Pages 117, 118 and 119, Register's Office, Davidson County, Tennessee. Said Lot No. 78 fronts 80 feet (incorrectly stated as 90 feet on prior deed) on the North side of Woodberry Drive, and runs back between lines measuring 192 feet on the West line and 190.5 feet on the East line, to a dead line in the rear measuring 58 feet thereon.

Being the same property conveyed to Lindsay Noel Blake, a single woman (f/k/a Lindsay Brewster, unmarried), by Quitclaim Deed from Wesley Melvin, unmarried, dated November 10, 2025 and recorded November 13, 2025 in Instrument No. 20251113-

0090272; and the same property previously conveyed to Wesley Melvin, unmarried and Lindsay Brewster, unmarried, joint tenants with expressed rights of survivorship, by Warranty Deed from Jean Chesley, Executrix of the Estate of Florence Martin, dated November 5, 2021 and recorded November 12, 2021 in Instrument No. 20211112-0150721, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is **improved** property known as: 2538 Woodberry Drive, Nashville, TN 37214

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 so 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.

Dated this the 7th day of August, 2026.

Lindsay Noel Blake

STATE OF TENNESSEE
COUNTY OF WILSON

On this 7th day of August, 2026, before me personally appeared Lindsay Noel Blake 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 7th day of August, 2026.

Notary Signature
My commission expires: 2/25/30



# Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 08/07/2026 (date of document).

Affiant Signature

08/07/2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 7th day of August, 2026.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29

202608120074721