Recorded

QUITCLAIM DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

Davidson County DEEDQC
Recvd: 09/03/04 15:01 2pgs
Fees:12.00 Taxes:0.00

20040903-0107209

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27-04

Notary Public

DENISE T. TIGNOR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

(AFFIX SEAL)

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tom and Sean Blankenship	SAME	125-16-A-1-194.00CO
(NAME) 505 Bluestem Court	(NAME) SAME	
Nashville TN 37221	SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Tom Blankenship, HEREINAFTER CALLED THE GRANTORS, HEREBY QUITCLAIMS TO, **Tom Blankenship and Sean Blankenship, both unmarried** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL HIS/HER/THEIR RIGHT, TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot No. 14 on the Final Plat of Riverwalk, Phase 1-A, Section 2 and Phase 1-B, Section, as of record in Instrument No. 200210220129510, Register's Office for Davidson County.

Being a portion of the same property conveyed to The Jones Company of Tennessee, LLC., a Misourri Limited Liability Company, by Deed from Riverwalk Development Partners, Inc., A Tennessee Corporation, dated 07/17/2003, of record in Instrument No. 200307140098057, Register's Office for Davidson County, TN.

Also being a portion of the same property conveyed to Riverwalk Development Partners, Inc., A Tennessee Corporation, Recorded 04/25/2001, of record in Instrument No. 200104250040967, Register's Office for Davidson County, TN.

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Restrictions, Easements, and all matters of record on subdivision plat recorded in Plat Book 1, page 25 and in Plat Book 1, page 121; Easements to Tennessee Electric Power Company in Book 751, page 375 and in Book 787, page 7; Easement and rights of way taken by Tennessee Valley Authority in Book 4205, page 194, and Judgment in Book 4226, page 715; Easement and rights of way to Tennessee Valley Authority in Book 4257, page 647; Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District in Book 7526, page 315, 318, and 324; Restrictions in Instrument No. 200111050121083, as amended in Instrument No. 200204240050565; Charter of Homeowner's Association in Instrument No. 200204250051371; Quitclaim Deed conveying open space to Homeowner's Association in Instrument No. 200204240050565; Declaration of Road & Utilities access easement in Instrument No. 200107060072536; Stormwater Detention Agreement in Instrument No. 200109190101279; Landscape Agreement in Instrument No. 200109190101280; Charter Right of Way for CSX Transportation Railroad; All matters shown on the plat of record in Instrument No. 200210220129510; Storm Water Detention Agreement in Instrument No. 200211190143687; Agreement for Dedication of Public Utilities Easement in Instrument No. 200211250145984; Subject to Association Assessments to Homeowners Association; said plan of record in Instrument No. 200210220129510 shows a 20' Public Utility and Drainage Easement Across Lot 14 and also a 2' Pedestrian Access Easement.

This is improved ☒ Unimproved property, known as 505 Bluestem Court, Nashville TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WITH THE HEREDITAMENTS AND APPURTENANCES THERETO APPERTAINING, HEREBY RELEASING ALL CLAIM TO HOMESTEAD THEREIN. 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 hands 8/27/04.

Tom Blankenship

Tom Blankenship

*** And further conveyed to Tom Blankenship by deed dated 8/27/04 of record in Instrument #20040903-0107207, Register's Office for Davidson County Tennessee.

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, Gregg W. Clarke (notary public), Tom Blankenship the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal.

My Commission Expires:

. Notary Public

GREGG W. CLARKE NOTARY PUBLIC IN LAMAR COUNTY, TENNESSEE

MY COMMISSION EXPIRES: JANUARY 28, 2005