ADDRESS NEW OWNER:
Karen L. Bly
5416 Roxborough Point
Hermitage, Tennessee 37076

SEND TAX BILLS:
Karen L. Bly
5416 Roxborough Point
Hermitage, Tennessee 37076

Map-Parcel No: 98.02 - 65.00

BILL GARRETT, Davidson County
Trans:T20160002300 DEEDQC
Recvd: 01/11/16 10:47 4 pgs
Fees:22.00 Taxes:0.00
20160111-0002519

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, Jason P. Bly, hereinafter referred to as the Grantor, his heirs and assigns, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold and by these presents do hereby transfer and convey unto **KAREN L. BLY**, hereinafter the "Grantee" individually, her heirs and assigns, all his right, title and interest in and to the following parcel of real estate situated in Davidson County, Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 12 of Roxborough East, Phase II-B, of record in Plat Book 7900, page 601, and Certificate of Correction in Book 9153, page 487, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Edward D. Campbell and wife, Teresa G. Campbell by QuitClaim Deed from Edward D. Campbell dated May 22, 2002 and filed for record 07/09/02 in Instrument #20020709-0082327, Register's Office for Davidson County, Tennessee. See also Warranty Deed of record in Book 10780, page 194, said Register's Office.
>
> Being the same property conveyed to Jason P. Bly and wife, Karen L. Bly, by Deed from Edward D. Campbell and wife, Teresa G. Campbell dated February 28, 2006 and filed for record 03/09/06 in Instrument #20060309-0027477, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to such limitation, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

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City and or County taxes for the year 2006 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record including all items set out on any applicable plat of record.

All matters on the Plan of Record in Plat Book 7900, page 601 and Amended in Book 8250, page 359 and Book 9153, page 487, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

All T.V.A. R.O.W. Easements of record in Book 1174, page 694, said Register's Office.

This is improved property known as 5416 Roxborough Point, Hermitage, Davidson County, Tennessee 37076.

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

Witness my hand this 4th day of ~~November 2015.~~ January 2016

JASON P. BLY

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jason P. Bly**, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness my hand and official seal at office this 4th day of ~~November 2015.~~ January 2016

Miranda Jackson
Notary Public
My Commission Expires: 12/8/2019

MIRANDA JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

151104

Witness my hand this 4th day of ~~November~~ January 2016 ~~2015.~~

Karen L. Bly

KAREN L. BLY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Karen L. Bly**, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

Witness my hand and official seal at office this 4th day of ~~November~~ January 2016 ~~2015.~~

MIRANDA JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Miranda Jackson
Notary Public
My Commission Expires: 12/8/2019

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is Ten Dollars and 00/100.

Jason P Bly

AFFIANT - Jason P. Bly

Subscribed and sworn to before me this 4th day of ~~November~~ January 2016 ~~2015.~~

MIRANDA JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Miranda Jackson
NOTARY PUBLIC
My Commission Expires: 12/8/2019

151104

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is Ten Dollars and 00/100.

Karen L. Bly
AFFIANT - Karen L. Bly

Subscribed and sworn to before me this 4th day of ~~November 2015.~~ January 2016



Miranda Jackson
NOTARY PUBLIC
My Commission Expires: 12/8/2019

This Instrument was Prepared By:

Yancy Belcher, Attorney
2306 North Mount Juliet Road
Mount Juliet, Tennessee 37122
615.773.2889

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