THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203-A
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00

Affiant

Subscribed and sworn to before me, this 20 day of October, 2017

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

Bill Garrett Davidson County
Batch# 21032 DEEDQC
11/02/2017 08:43:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20171102-0112302

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Katherine Blankenship 117 Peak Hill Circle Nashville, TN 37211	New Owner	172-12-0A-099.00 CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby **Katherine Blankenship, a single woman** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey **Katherine Blankenship and John B. Judkins, wife and husband** her heirs and assigns all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 142 on the Plan of Section Five, Bradford Hills, R-15 Residential P.U.D., of record in Plat Book 7900, Page 6, as amended in Book 7900, Pages 287 and 288, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Katherine Blankenship, a single woman by Warranty Deed from Jason M. Blume and wife, Katherine A. Blume, recorded on the 28th day of December, 2015 in Instrument No. 20151228-0129477, in the Register's Office of Davidson County, Tennessee. Stephen A. Frohsin, and wife, Michelle K. Frohsin to Ellyn Gunness, and Clark Gunness, wife and husband as recorded on the 30th day of September, 2009 in Instrument No. 20090930-0090839, in the Register's Office of Davidson County, Tennessee.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2017 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26 day of October, 2017

Katherine Blankenship

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Katherine Blankenship with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26 day of October, 2017.

Notary Public

My Commission Expires: _____

