Karen Y Johnson Davidson County
Batch# 137255 DEEDQC
09/05/2018 02:10:31 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180905-0087863

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Jerry Lee Ayers Jr. and Kelley Denise Ayers	(NAME) NEW OWNER	10-88
(STREET ADDRESS) 2878 Ivy Point Road	(ADDRESS)	
(CITY) (STATE) (ZIP) Goodlettsville, TN 37072	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **MICHAEL K. BLACKLEDGE, UNMARRIED AND JUDY DAWN BLACKLEDGE, UNMARRIED,** Grantor, does hereby quitclaim and convey unto **JERRY LEE AYERS JR. AND KELLEY DENISE AYERS, HUSBAND AND WIFE** the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in DAVIDSON County, Tennessee, as follows:

A certain tract or parcel of land in the 10th Councilmanic District of Davidson County, Tennessee, described according to a survey dated January 29, 1999, by Tommy E. Walker, Registered Land Surveyor, License NO. 1465 (Drawing No. 012999), and also shown as Lot No. 1, Ayers Property, of record in Plat Book 11190, Page 68, Register's office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin in the northerly margin of Ivy Point Road, said point being North 49 deg. 43' 23" West, 226.09 feet from an iron pin marking the southeast corner of the property conveyed to Jerry Lee Ayers and wife, Judy D. Ayers, by deed of record in Book 6451, Page 346, Register's office for Davidson County, Tennessee; thence continuing with said margin of said Road, North 49 deg. 43' 23" West 58.09 feet to an iron pin; thence leaving said margin of said Road, North 23 deg. 36' 45" East 775.24 feet to an iron pin in the line of the property conveyed to Anita Krantz of record in Book 4644, Page 758, Register's office for Davidson County, Tennessee; thence with the line of Krantz and continuing with the line of the property conveyed to Joan C. Gray of record in Book 9605, Page 26, Register's Office for Davidson County, Tennessee, North 89 deg. 45' 43" East 402.83 feet to an iron pin in the line of the said Gray property; thence continuing with the line of Gray, South 82 deg. 00' 00" East 149.00 feet to an iron pin, a corner to the property conveyed to Russell and Ruby Foglesong of record in Book 9317, Page 749, Register's Office for Davidson County, Tennessee; thence with the line of Foglesong, South 01 deg. 45' 00" West 185.26 feet to an iron pin in the line of the property conveyed to Dawn Ayers Waynick of record in Book 10998, Page 195, said Register's office; thence with the line of Waynick, North 82 deg. 00' 00" West 290.35 feet to an iron pin; thence South 13 deg. 06' 37" West 568.49 feet to an iron pin; thence South 68 deg. 05' 37" West 28.62 feet to an iron pin; thence South 68 deg. 05' 37" West 196.54 feet to an iron pin; thence North 21 deg. 08' 29" West 121.60 feet to an iron pin; thence South 68 deg. 38' 22" West 192.54 feet to an iron pin; thence South 25 deg. 27' 59" West 603.13 feet to the point of beginning and containing 8.033 acres, more or less.

Being the same property conveyed to Michael K. Blackledge and wife Judy Dawn Blackledge by Warranty Deed from Southern Energy Home Retail Corp. as recorded in Instrument Number 20021105-0135807, Register's Office for Davidson County, Tennessee. Michael K. Blackledge and Judy Dawn Blackledge having since divorced.

The property address is: 2878 Ivy Point Road, Goodlettsville, TN 37072

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 1 day of September, 2018.

Affiant

My commission expires: 3/2/21
(Affix Seal)

Notary Public

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Witness my hand this ___ day of September 2018.

Michael K. Blackledge

Judy Dawn Blackledge

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 1st day of September, 2018, before me personally appeared Michael K. Blackledge and Judy Dawn Blackledge, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 1st day of Sept, 2018.

WALTER THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

3-8-22
My Commission Expires: