Karen Johnson Davidson County
Batch# 490629 DEEDQC
10/06/2020 03:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201006-0115920

QUITCLAIM DEED

RYAN ABBEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Stephanie Waddell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF October, 2020.

Notary Public

MY COMMISSION EXPIRES: 5-2-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Barbara Blair	**Barbara Blair**	**042110B12400CO**
(NAME)	(NAME)	
154 Heritage Trace Drive	**P.O. Box 1855**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Madison, TN 37116**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

BARBARA RALPH, SINGLE ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

BARBARA BLAIR, WIDOWED ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 154, ON THE PLAN OF HERITAGE VILLAGE, ACCORDING TO THE MASTER DEED OF RECORD IN BOOK 4758, PAGE 179, AMENDED BY BOOK 4808, PAGE 829, BOOK 5102, PAGE 383, BOOK 6380,PAGE 989, SUPPLEMENTED AND AMENDED BY BOOK 6484, PAGE 287, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND PLAN IN BOOK 4460, PAGE 110, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BARBARA RALPH, BY WARRANTY DEED FROM RAY F. SANDERSON AND WIFE, JEAN E. SANDERSON, OF RECORD IN INSTRUMENT NUMBER 20050526-0059475, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BARBARA RAPLH HAVING SINCE MARRIED JOHN B. BLAIR IS NOW KNOWN AS BARBARA BLAIR. JOHN B. BLAIR HAS SINCE DIED ON SEPTEMBER 22ND 2016, LEAVING SAID PROPERTY TO BARBARA BLAIR.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

These are **improved** properties known as: **154 Heritage Trace Drive, Madison, TN 37115**

Witness our hands this the 5th day of October, 2020.

Barbara Blair

BARBARA BLAIR F/K/A BARBARA RALPH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BARBARA BLAIR,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of October, 2020.

Notary Public

My Commission Expires:

5-2-22

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, John Gleaves, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY