This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
DAVID KENNEDY, JR., ATTORNEY AT LAW
3052 Lebanon Road
Nashville, TN 37214
PH: (615) 883-4998

Karen Johnson Davidson County
Batch# 538188 DEEDQC
12/18/2020 12:04:29 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201218-0150245

FROM: **THE EDWARD G. BLANKENSHIP REVOCABLE LAND TRUST and THE ESTATE OF EDWARD G. BLANKENSHIP**

TO: **JAVIER BOLANOS**

ADDRESS NEW OWNER:
Javier Bolanos
2215 Dearborn Drive
Nashville, TN 37214

SEND TAX BILLS:
SAME AS OWNER

MORTGAGEE:
NONE

MAP & PARCEL:
08414013000

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and for other good and valuable consideration the receipt of which is hereby acknowledged, The Edward G. Blankenship Revocable Land Trust and the Estate of Edward G. Blankenship ("Grantors"), do hereby assign, transfer and convey, and quitclaim any and all of their right, title and interest in certain real estate which is described below unto Javier Bolanos, its successors and assigns, to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 113 on the Map of Walnut Grove Subdivision, as of record in Book 2133, Page 87, Register's Office for said County, described as follows:
>
> Beginning at a point in the southerly margin of Dearborn Drive at the corner of Lot Nos. 113 and 114; thence southerly with the line between said Lots, 220 feet to a point; thence westerly 202.3 feet to a point in the easterly margin of Barker Road; thence northerly with the margin of said road 202.7 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, 39.3 feet to a point in the margin of Dearborn Drive; thence with the margin of said drive easterly 177 feet to the point of beginning.

Being the same property conveyed to The Edward G. Blankenship Revocable Land Trust by Quitclaim Deed dated February 25, 2019, to Edward G. Blankenship, a single person, of record being Instrument Number 20190225-0016624.

This is improved real property located at and known as 2215 Dearborn Drive, Nashville, Davidson County, Tennessee 37214.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record as may affect the above described property.

IN WITNESS WHEREOF, we have hereunto set our hands this the 9th day of December, 2020.

DAVID KENNEDY, JR., Successor Trustee for
The Edward G. Blankenship Revocable Land Trust and
Executor for the Estate of Edward G. Blankenship

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **David Kennedy, Jr,** as Successor Trustee for the Edward G. Blankenship Revocable Land Trust and Executor for the Estate of Edward G. Blankenship,. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 9th day of December, 2020.

Tiffany Beckman
NOTARY PUBLIC

My Commission Expires: 5/7/24

TIFFANY BECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON