THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:
Brianna Bartelsmeyer Turner
130 Wilson Pike Circle
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 564463 DEEDQC
01/29/2021 12:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210129-0013448

File No.: 20-122392

QUIT CLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel
1006 Meridian Street Nashville, TN 37207	1006 Meridian Street Nashville, TN 37207	082-03-0-235.00

THIS INDENTURE made this 27th day of January, 2021 between, **Hannah Westphall, a married woman**, First Party
and
John Eldridge Blanton and Hannah Westphall, husband and wife, Second Parties

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of Ten Dollars And No/100 Dollars ($10.00) and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby bargain, sell, remise, release and QUIT CLAIM unto said party of the second part, the following described premises, to wit:

Being the North 10 feet of Lot No.49 and the South 40 feet of Lot No. 50 on the Plan of Benedict Land Company's Subdivision of the Lindsley Tract, of record in Book 332, Page 40, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Part of Lot Nos. 49 and 50 front 50 feet on the Westerly side of Meridian Street and run back between Parallel Lines 173-1/2 feet to an alley.
Being the same property conveyed to Hannah Westphall, an unmarried woman and Donna Westphall and husband, John Westphall by Warranty deed from Michael W. O'Neill, a married man of record in Instrument No. 20091230-0118154 Register's Office for Davidson County, Tennessee, dated December 23, 2009 and recorded on December 30, 2009. (Value of consideration shown in aforementioned deed $105,900.00.)
Being the same property conveyed to Hannah Westphall, a married woman by Quitclaim deed from Donna Westphall and husband, John Westphall of record in Instrument No. 20121204-0111551 Register's Office for Davidson County, Tennessee, dated November 16, 2012 and recorded on December 04, 2012. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 1006 Meridian Street Nashville, Tennessee 37207.

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Witness my hand and seal this 25th day of January, 2021.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

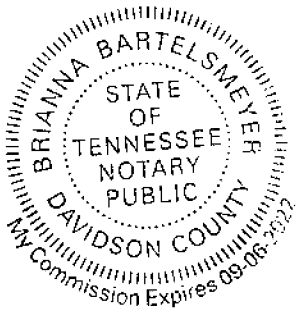
Hannah Westphall

On this 25th day of January, 2021, before me, a Notary Public in and for said state and county, personally appeared Hannah Westphall with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Brianna Bartelsmeyer

Notary Public

My Commission Expires: 9-06-2022



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration of this transfer is $0.00.

Brianna Bartelsmeyer

Affiant

Subscribed and sworn to before me this 25th day of January, 2021.

Notary Public

My Commission Expires: 9-21-2024



True Copy Certification

I, Brianna Bartelsmeyer Turner, do hereby make this 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.

Brianna Bartelsmeyer Turner

Signature

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Kelly Elrod, a notary public for this county and state, Brianna Bartelsmeyer Turner, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 9-21-24

Seal

