Karen Johnson Davidson County
Batch# 569619 DEEDQC
02/05/2021 03:52:06 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210205-0017243

This Instrument Prepared By:
Mark E. Morrison
Grissim and Hodges
323 Union Street, Suite 400
Nashville, Tennessee 37201

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Attn: W. Brad Blevins J. William Blevins Revocable Trust Agreement Dated December 29, 2016 421 Hart Lane Nashville, TN 37216-2026	SAME	Map: 61 Parcel: 37

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, J. WILLIAM BLEVINS (the "Grantor") has bargained and sold, and by these presents does transfer and convey to J. WILLIAM BLEVINS AND WILLIAM BRADFORD BLEVINS, AS CO-TRUSTEES OF THE J. WILLIAM BLEVINS REVOCABLE TRUST, AS AMENDED AND RESTATED UNDER AGREEMENT DATED AUGUST 29, 2019 (the "Grantee"), its successors and assigns, all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described on Exhibit "A" and incorporated herein by reference.

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.

WITNESS our hands this 18th day of January 2021.

GRANTOR:
J. WILLIAM BLEVINS

By: Melba R. Blevins
Melba R. Blevins as Attorney-in-Fact pursuant to the General Durable Power of Attorney of James William Blevins, of record as Instrument No. 20201208-0142859, Register's Office for Davidson County, Tennessee

By: W. Bradford Blevins
W. Bradford Blevins as Attorney-in-Fact pursuant to the General Durable Power of Attorney of James William Blevins, of record as Instrument No. 20201208-0142859, Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELBA R. BLEVINS, with whom I am personally acquainted, and who acknowledged that she is Attorney-In-Fact for James William Blevins pursuant to the General Durable Power of Attorney of James William Blevins dated 12/8/2020, and has executed the within instrument for the purposes therein contained, and who further acknowledged that she is authorized, under the aforementioned General Durable Power of Attorney of James William Blevins, to execute this instrument as attorney-in-fact to execute this instrument on behalf of the maker.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of January 2021.

SONYA TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: May 7, 2024

My Commission Expires
May 7, 2024

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W. BRADFORD BLEVINS, with whom I am personally acquainted, and who acknowledged that he is Attorney-In-Fact for James William Blevins pursuant to the General Durable Power of Attorney of James William Blevins dated 12/8/2020, and has executed the within instrument for the purposes therein contained, and who further acknowledged that he is authorized, under the aforementioned General Durable Power of Attorney of James William Blevins, to execute this instrument as attorney-in-fact to execute this instrument on behalf of the maker.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of January 2021.

SONYA TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: May 7, 2024

My Commission Expires
May 7, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $0.

Affiant

Subscribed and sworn before me this 26 day of January 2021.

Notary Public
My Commission Expires: May 9, 2023

PATRICIA A. RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2023

EXHIBIT A

LAND lying in the 12th Civil District of Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at a threaded rod at the southeast corner of the herein described tract and the northeast corner of the tract owned by J. William Blevins of record in Book 6372, page 116, Register's Office of Davidson County, Tennessee, also being a point on the western side of Ben Allen Road in a 50 foot right of way; thence with the line between Blevins and the herein described tract, South 85 degrees 58 minutes 40 seconds West 591.77 feet to an iron pin located in east line of the right of way of Ellington Parkway; thence with said right of way for the following three calls, North 03 degrees 46 minutes 16 seconds East 118.68 feet to a concrete monument; thence North 4 degrees 39 minutes 17 seconds West 215.17 feet to a concrete monument; thence North 16 degrees 43 minutes 52 seconds West 129.81 feet to an iron pin, said pin being the southwest corner of the Option Realty Company Subdivision, of record in Plat Book 6200, page 572; thence South 77 degrees 04 minutes 06 second East 570.47 feet to an iron pin located in the west margin of the right of way of Ben Allen Road; thence South 15 degrees 46 seconds 07 seconds East 299.28 feet to the point of beginning.

BEING a portion of the same property conveyed to R. F. McRannolds and wife, Claudia Lee McRannolds, by Deed of record in Book 752, page 429, Register's Office of Davidson County, Tennessee. The said R. F. McRannolds having since died.

This legal description was prepared pursuant to a survey prepared by David P. Brackman on May 18, 1996, R.L.S. #1684.

BEING the same property conveyed to J. William Blevins by Deed of record in Book 10080, page 268, Register's Office for Davidson County, Tennessee.