QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 585034 DEEDQC
03/05/2021 07:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210305-0028812

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 day of March, ~~2020~~ 2021 KD.

Notary Public

MY COMMISSION EXPIRES: 9/2/24
(AFFIX SEAL)

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
GREATER NASHVILLE TITLE, LLC
4603 Gallatin Pike
Nashville, TN 37216

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES, A THIRD PARTY, AND/OR RECORD TITLE WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. THE PREPARER ASSUMES NO LIABILTY AS TO THE ACCURACY OR CONTENT THEREOF. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND NEITHER GREATER NASHVILLE TITLE, LLC NOR ITS ATTORNEYS SHALL BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mavis E. Blanchard and Joseph R. Blanchard, Jr.	New Owners	52-02-0-029.00
460 Lanier Drive		
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Mavis E. Blanchard, F/K/A Mavis E. Meadows and F/K/A Mavis E. Black, MARRIED,** "the Grantor," by these presents does hereby quitclaim and convey unto **Mavis E. Blanchard and husband, Joseph R. Blanchard, Jr.,** "the Grantees," their heirs and assigns, all my right, title, and interest in and to the following described tract of land:

Being Lot No. 7 on the Revised Map of Rainbow Terrace, Block "E", of record in Book 1130, page 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 100 feet on the westerly side of Lanier Drive and runs back between lines, 204.2 feet, more or less, on the northerly line and 205.00 feet thereon.

Being the same property conveyed to Edward F. Black, and Mavis E. Meadows, by deed from Annie V. Patt, filed of record as Instrument No. 20030930-0144316, Register's Office for Davidson County, Tennessee. The said Edward F. Black and Mavis E. Meadows having since married, and the said Edward F. Black having since died on…. Leaving Mavis E. Meadows and the surviving tenant by the entirety. The said Mavis E. Meadows has since married and is now known as Mavis E. Blanchard.

This is improved property at 460 Lanier Drive, Madison, TN 37155.

SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS AND ENCUMBRANCES, IF ANY, AS MAY AFFECT THE PREMISES AND SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

IN WITNESS WHEREOF, I have hereunto set my hand this the 2 day of March 2021 KD ~~2020.~~

Mavis E. Blanchard

Mavis E. Blanchard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Mavis E. Blanchard,** the bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who has acknowledged that he executed this instrument for the purpose set forth herein.

Witness my hand and official seal at Nashville, Tennessee this the 2 day of March, ~~2020.~~ 2021 KD

My commission expires:
9/2/24

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON