Karen Johnson Davidson County
Batch# 602531 DEEDQC
03/29/2021 03:57:28 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210329-0041143

THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
214 Second Avenue North, Suite 300
Nashville, TN 37201

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Abbay E. Blankenship 1111 Lynnwood Blvd. Nashville, TN 37215	Same	145 06 0 011.00

FOR AND IN CONSIDERATION of Ten ($10.00) cash in hand paid and other good and valuable consideration, and for the express purpose of distributing a trust pursuant to the terms thereof, we, the undersigned, DAVID MORGAN and ABBAY E. BLANKENSHIP, Co-Trustees of the Eaden Family Trust u/w/o James Glenn Eaden, hereinafter "Grantors," do hereby quitclaim and by these presents do transfer and convey unto ABBAY E. BLANKENSHIP, her heirs and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of real property located in Davidson County, Tennessee and more fully described as follows:

Being Lot No. 26 on the Plan of Laurel Ridge, Section 3, as of record in Book 3600, page 9, Register's Office for said County, described as follows:

Beginning on the easterly margin of Laurel Ridge Drive at the corner of Lots Nos. 25 and 26; thence with the line between said two lots easterly 564.1 feet; thence south 45°23' east 52 feet; thence south 2°03' east 350 feet; thence north 78°34' west 175.5 feet to the corner of lots Nos. 26 and 27; thencewith the line between said two lots northwesterly 489.9 feet to the easterly margin of Laurel Ridge Drive; thence with the same northerly 141.7 feet to the beginning.

Being the same property conveyed to Ann A. Eaden and David Morgan, Co-Trustees of the Eaden Family Trust u/w/o James Glenn Eaden, by Quitclaim Deed from Ann A. Eaden and David Morgan, Co-Personal Representatives of the Estate of James Glenn Eaden, of record at Instrument No. 20200102-0000512, Register's Office for Davidson County, Tennessee. The said Ann A. Eaden having

subsequently died and was succeeded by Abbay E. Blankenship as Co-Trustee of the Eaden Family Trust u/w/o James Glenn Eaden.

This improved property is known as 1829 Laurel Ridge Drive, Nashville, Tennessee 37215.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantors convey in their fiduciary capacity only and not individually.

WITNESS my hand this 25th day of March, 2021.

DAVID MORGAN
Co-Trustee of the Eaden Family Trust
u/w/o James Glenn Eaden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Donna Dodd, a Notary Public, DAVID MORGAN, Co-Trustee of the Eaden Family Trust u/w/o James Glenn Eaden, 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 this 25 day of MARCH, 2021.

Notary Public

My Commission Expires:
9/2/2024

DONNA DODD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-2-2024

WITNESS my hand this 25 day of March, 2021.

ABBAY E. BLANKENSHIP
Co-Trustee of the Eaden Family Trust
u/w/o James Glenn Eaden

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Gina Davis, a Notary Public, ABBAY E. BLANKENSHIP, Co-Trustee of the Eaden Family Trust u/w/o James Glenn Eaden, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand this 25 day of March, 2021.

Notary Public

My Commission Expires:
My Commission Expires September 2, 2024

GINA M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(3)(H) as being the implementation of a distribution of real property to a trust beneficiary. No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(5).