Prepared By

Name: James C Blanton
Address: 314 Elberta St

State: TN Zip Code: 37210

After Recording, Mail Document To Owner/Responsible Taxpayer

Name: Marjorie Dawn Blanton
Address: 314 Elberta

State: TN Zip Code: 37210

Tax Parcel ID #: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
James C. Blanton, **Affiant**
Subscribed and sworn before me this the
3 **Day of** 11, 2021.
A. Hayes, **Deputy Register**

Tax/Property Update:

Marjorie Dawn Blanton
314 Elberta St
Nashville TN 37210

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

Karen Johnson Davidson County
Batch# 767409 DEEDQC
12/03/2021 12:20:20 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20211203-0160700

STATE OF TENNESSEE

Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of 0.00 ($_____) in hand paid to James C Blanton, a _____, residing at 314 Elberta St, County of Davidson, City of Nashville, State of Tennessee (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to Marjorie Dawn Blanton, a Wife, residing at 314 Elberta, County of Davidson, City of Nashville, State of Tennessee (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Pt Lot 6 Resub Pt Cumberland Nurseries.
Parcel ID: 119050003000 Census tract# 37017300
Source of title: 20210907-0119656

[INSERT LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]

JCB

~~**To have and to hold,** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest,~~

James Blanton 615-5786846

e

lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

James C Blanton III
Grantor's Signature

James C. Blanton III
Grantor's Name

314 Elberta St
Address

Nash, TN 37210
City, State & Zip

Grantor's Signature

Grantor's Name

Address

City, State & Zip

In Witness Whereof,

Mary Steinkamp
Witness's Signature

Mary Stein Kamp
Witness's Name

718 Thompson Ln
Address

Nashville TN 37204
City, State & Zip

Witness's Signature

Witness's Name

Address

City, State & Zip

STATE OF TENNESSEE)

COUNTY OF Davidson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Blanton whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 3 day of December, 2021.

Douglas R. Sipes
Notary Public

DOUGLAS R. SIPES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Douglas R. Sipes
Commission Expires
March 03, 2025

WARRANTY DEED

RICK G. MANSFIELD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 710997 DEEDWARR
09/07/2021 01:26:15 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20210907-0119656

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF August 2021.

Notary Public

MY COMMISSION EXPIRES: 12/15/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rick G. Mansfield, Attorney at Law, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James C. Blanton		Map-Parcel 119 05 0 03000
(NAME)	(NAME)	
314 Elberta Street	220 Peachtree St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Charles Ronald Shacklett,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **JAMES C. BLANTON,** hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the west portion of Lot No.6 in the Re-subdivision of Block No. 28 in Cumberland Nurseries of record in Book 161, page 166, Register's Office for said County.

Said part of Lot No.6 fronts 98 feet 6 inches on the northerly side of Elberta Street and extends back between parallel lines 248 feet in the rear, and bounded on the east by M. F. Maury, Jr. and on the west by Harwood.

Being the same property conveyed to Charles Ronald Shacklett by deed dated May 25, 2018 from The Shacklett Family Rental Partnership, made up of CHARLES RONALD SHACKLETT, DAVID W. SHACKLETT and EARL C. SHACKLETT, JR. as Partners as shown of record at Instrument #20180529-0050698, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictive covenants of record.

unimproved ☐

This is improved ☑ property, known as 314 Elberta Street, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.