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

Karen Johnson Davidson County
Batch# 779245 DEEDQC
12/23/2021 11:28:35 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211223-0169767

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
J. WILLIAM BLEVINS REVOCABLE TRUST, AS AMENDED AND RESTATED UNDER AGREEMENT DATED AUGUST 29, 2019 Attn: William Bradford Blevins 421 Hart Lane Nashville, TN 37216-0387	Same	106-06-016.00 and 106-06-017.00

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, an Individual (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto 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", attached hereto 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.

[Remainder of page intentionally left blank; signature blocks follow.]

WITNESS our hands this 21st day of December 2021.

J. WILLIAM BLEVINS

By: _____
William Bradford Blevins, by Power of Attorney of record in Instrument No. 20201208-0142859

STATE OF Tennessee)

COUNTY OF Davidson)

On this 21st day of December 2021, personally appeared before me, a Notary Public of said county and state, WILLIAM BRADFORD BLEVINS, to me. known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of J. William Blevins, and who acknowledged that he is attorney in fact for J. William Blevins, by Power of Attorney of record in Instrument No. 20201208-0142859, and has executed the within instrument for the purposes therein contained as the free act and deed of J. William Blevins.

WITNESS my hand and official seal at [city] Nashville, [state] Tennessee, this 21st day of December 2021.

_____
NOTARY PUBLIC
My Commission Expires: 9-8-2025

MARK E. MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025

STATE OF Tennessee)

COUNTY OF Davidson)

I swear or affirm that to the best of Affiant's knowledge, information and belief, the actual consideration for the transfer is $-0-.

Affiant

Subscribed and sworn before me this 21st day of December 2021.

NOTARY PUBLIC
My Commission Expires: 9-8-2025



EXHIBIT A
Property Description

Being a tract of Land lying in the Fifteenth Councilmanic District of Nashville, Davidson County, Tennessee being more particularly described as follows:

Beginning at a point lying in the Westerly Right of Way of Arlington Avenue(50' R.O.W.), lying 256.9 feet ± from the intersection of Murfreesboro Pike and Arlington Avenue, being a common corner of the Richard G. Decker property of record in Instrument Number 200305280072110, R.O.D.C.;

Thence, leaving said Right of Way North 70 degrees 07 minutes 37 seconds West, a distance of 226.00 feet to an iron pin (old);

Thence, South 20 degrees 09 minutes 51 seconds West, a distance of 200.00 feet to an iron pin (new) said pin lying in the northerly Right of Way of Murfreesboro Pike (112' R.O.W.);

Thence, with said Right of Way North 70 degrees 19 minutes 27 seconds West, a distance of 76.00 feet to an iron pin (new);

Thence, leaving said Right of Way, along or near the Lane Motor Museum Property of record in instrument number 20021003120960, R.O.D.C., for the next two (2) course and distances:

Thence, North 24 degrees 38 minutes 08 seconds East, a distance of 363.80 feet to an iron pin (new);

Thence, North 24 degrees 38 minutes 08 seconds East, a distance of 97.63 feet, for a total distance of 461.43 feet, to an iron pin (old);

Thence, along or near the Betty Lou Cole property of record in Instrument Number 20020522062634, R.O.D.C, South 65 degrees 15 minutes 02 seconds East, a distance of 285.83 feet to an iron pin (new) lying in the Westerly Right of Way of Arlington Avenue;

Thence, with said Right of Way South 24 degrees 45 minutes 15 seconds West for a distance of 236.14 feet to the Point of Beginning.

Containing 84,550 Square Feet or 1.94 Acres, more or less.

Being the same property conveyed to J. William Blevins by deed of record in Instrument Number 200309240141857, R.O.D.C.