Karen Johnson Davidson County
Batch# 779295 DEEDQC
12/23/2021 12:07:48 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211223-0169825

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.
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	106-06-0-015.00

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

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

EXHIBIT A
Property Description

Legal Description - Tract 2

BEING located in the 19th Councilmanic District of Davidson County, Tennessee, being located northwesterly of the U.S. Highway 41 and 70S (State Route 1, Murfreesboro Pike) and Arlington Avenue intersection and being all of the Cole Family Limited Partnership Property, as recorded as Instrument #20050106-0002549, in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a new iron pin monument in the westerly right-of-way of Arlington Avenue, said monument being a southeasterly corner common to the Daryoosh Hajizadeh, Kamal Hajizadeh and Masoud Baluch Property as recorded as Instrument #20041228-0153077, in the Register's Office of Davidson County, Tennessee;

Thence leaving said Daryoosh Hajizadeh, Kamal Hajizadeh and Masoud Baluch Property and continuing along with the westerly right-of-way of Arlington Avenue N 27°42'18" E a distance of 236.14' to a new iron pin monument and TRUE POINT OF BEGINNING;

Thence leaving said westerly right-of-way of Arlington Avenue and continuing along with the northerly line of Tract 1, N 62°14'45" W a distance of 285.83' to a new iron pin monument, said monument being a point in the easterly line common to the Lane Motor Museum Property as recorded as Instrument #20021003-0120960, in the Register's Office of Davidson County, Tennessee;

Thence continuing along with the easterly line of the Lane Motor Museum Property, N 28°06'28" E a distance of 51.29' to a new iron pin monument, said monument being a point in the southerly right-of-way of Interstate 24 and 40;

Thence leaving said Lane Motor Museum Property and continuing along with the southerly right-of-way of Interstate 24 and 40, S 60°46'40" E a distance of 285.57' to a new iron pin monument, said monument being the westerly right-of-way of Arlington Avenue;

Thence leaving said southerly right-of-way of Interstate 24 and 40 and continuing along with the westerly right-of-way of Arlington Avenue S 27°42'18" W a distance of 43.97' to a new iron pin monument, which is the point of beginning, having an area of 13,606 square feet, 0.31 acres more or less.

All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated September 12, 2013.

Being the same property conveyed to J. William Blevins by Deed of record at Instrument No. 20131002-0103619 and by Quitclaim Deed recorded at Instrument No. 20131002-0103620, in the Register's Office for Davidson County, Tennessee.