Karen Johnson Davidson County
Batch# 804716 DEEDQC
02/14/2022 10:14:01 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220214-0016581

This Instrument Prepared By:
Marshall & Associates, PLLC
Ellis H. Marshall, III
10574 Lebanon Road
Mt. Juliet, Tennessee 37122

FROM: Katherine A. Warrick and James E. Blunkall

TO: James E. Blunkall and Brenda Leigh Blunkall

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number
James E. Blunkall Brenda Leigh Blunkall 407 Five Oaks Blvd. Lebanon, TN 37087	James E. Blunkall Brenda Leigh Blunkall 407 Five Oaks Blvd. Lebanon, TN 37087	095 08 0 144.00

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

The actual consideration for this transfer is $0.00.

JAMES E. BLUNKALL, AFFIANT

BRENDA LEIGH BLUNKALL, AFFIANT

Subscribed and sworn to under oath before me this 10th day of February 2022.

Notary Public

My Commission Expires: 11/6/23

SHEENA ANDRE LAZENBY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

T.A.I.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named, **JAMES E. BLUNKALL and BRENDA LEIGH BLUNKALL**, Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **KATHERINE A. WARRICK**, Grantor, does hereby quitclaim, transfer and convey to **JAMES E. BLUNKALL and BRENDA LEIGH BLUNKALL**, Grantees, all interest, right and ownership she may have to the following parcel of real estate located in Davidson County, Tennessee, as described in **Exhibit A**.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 10th day of February 2022.

Katherine Warrick
KATHERINE A WARRICK

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **KATHERINE A WARRICK** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged herself to be **KATHERINE A WARRICK**, and whom upon further oath acknowledged that she executed the foregoing instrument for the purposes therein contained by signing her name.

Witness my hand and seal this the 10th day of February 2022.

Sheena A Lazenby
Notary Public

SHEENA ANDRE LAZENBY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 11/6/23

EXHIBIT A

A certain tract or parcel of land in Davidson County, Tennessee, further described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 44 ON PLAN OF WOODBERRY PARK, AS OF RECORD IN PLAT BOOK 2133, PAGE 117, 118, AND 119, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property acquired by the party of the first part pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531), by deed dated May 13, 2010, and recorded at Instrument No. 20100707-0053090 in the Register's Office of Davidson County, Tennessee. Source of Title 20101021-0084310

To have and to Hold the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party(ies) of the second part, their heirs and assigns in fee simple forever.

Said Conveyance is made subject to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above-described property; also Subject to any state of facts which an accurate survey of said property would show.

And the said party f the first part does hereby covenant with the said party(ies) of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he/she has a good right to sell and convey the same; that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons, claiming same, by, through or under him but no further or otherwise.

This Deed was created with information provided by Katherine A. Warrick and James E. Blunkall, and without the aid of a title search. No warranty of title expressed or implied.