File No. 0322-019

QUITCLAIM DEED

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF **TENNESSEE**
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **0.00**

Linda Carol Blank Mullins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 day of April 2022.

Notary Public

MY COMMISSION EXPIRES: 03-07-23
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 852862 DEEDQC
05/10/2022 10:29:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220510-0053278

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda Blank Mullins	**SAME AS OWNER**	MAP 095
(NAME) **2109 Lebanon Pike**	(NAME)	GROUP 05 0
(ADDRESS) **Nashville, Tennessee 37210**	(ADDRESS)	PARCEL 107.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Robert W. Mullins, Trustee and Linda Carol Blank Mullins, Trustee of the Mullins Revocable Living Trust

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM**, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Linda Carol Blank Mullins, Trustee of the Mullins Revocable Living Trust, Dated April 13, 2016

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A small tract of land in the 3rd, formerly 15th and originally the 2nd Civil District of Davison County, Tennessee, and described according to a copy of a survey thereof made August 5, 1953, by Stephen A. Draper, Surveyor, as follows:

Beginning at a point in the southeast margin of Lebanon Pike, 50 feet northeast from the northeast corner of the land conveyed to Jimmye E. Bryan by deed from F.L. Malton and wife, of record in Book 1324, page 203, Register's Office for said County, said point being 50 feet northeast from the common corner of the Ben J. Edwards property and of the Bryan property; thence along the margin of the Lebanon Pike, North 30 degrees 26' East 200 feet to a point, thence leaving said Pike, South 46 degrees East 267.3 feet to a point; thence South 30 degrees 26' West 200 feet to a point which is 50 feet northeast of said Bryan property; thence North 46 degrees West, parallel to and 50 feet north of said Bryan lot, 267.3 feet to the point of beginning, containing 1.21 acres, more or less.

Being the same property conveyed to Robert W. Mullins, Trustee and Linda Blank Mullins, Trustee of the Mullins Revocable Living Trust by Warranty Deed from Robert W. Mullins and wife, Linda B. Mullins, dated April 13, 2016 and filed of record in Instrument No. 20160414-0035662, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert W. Mullins and wife, Linda B. Mullins by Deed from Martha Ann Edwards Williams of record in Instrument No. 20090619- 0057062, in the Register's Office for Davidson County, Tennessee.

Robert W. Mullins having deceased on July 16, 2021, removing his power as trustee by operation of law.

LINDA BLANK MULLINS, JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, HOMESTEAD, AND/OR INTEREST PURSUENT TO T.C.A. CODE 26-2-301, A, B AND D, IN AND TO SAID PROPERTY WHICH SHE MAY HAVE MARITAL OR OTHERWISE.

This conveyance is made subject to the following:

1) **2022** taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as **2109 Lebanon Pike, Nashville, Tennessee 37210**.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

Linda Carol Blank Mullins and Linda Blank Mullins being one in the same person.

WITNESS my hand and official seal at office this 30th day of April 2022.

Linda Carol Blank Mullins, Trustee of the Mullins Revocable Living Trust

Linda Carol Blank Mullins
Linda **Carol** Blank Mullins, Trustee
Trustee

Linda Carol Blank Mullins
Linda **Carol** Blank Mullins, personally

STATE OF **TENNESSEE**
COUNTY OF Davidson

Personally appeared before me, Linda **Carol** Blank Mullins, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April 2022.

NOTARY PUBLIC

My Commission Expires: 03-07-23

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Linda Carol Blank Mullins**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that she is the trustee(s) of the **Mullins Revocable Living Trust** and acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Nashville, (city), Tennessee, (state), this 29, day of April, 2022.

Notary Public
My Commission expires: 03-07-23

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY