Karen Johnson Davidson County
Batch# 899786 DEEDQC
08/05/2022 02:18:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220805-0089464

THIS INSTRUMENT PREPARED BY:

Hunter R. Mobley, atty.
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

HUNTER R. MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--

Paulette Lombardino Blondeau, Affiant

Subscribed and sworn to before me, this 29th day of July, 2022.

Notary Public

My Commission Expires.

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Paulette Lombardino Blondeau, Trustee 2312 Ridgeland Dr. Nashville, TN 37214	SAME	Map 73-11 Parcel 27.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Paulette Lombardino Blondeau**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest

in the subject real property to a revocable inter-vivos (living) trust established by the Grantor and the Grantor's spouse, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Paulette Lombardino Blondeau, Trustee of the Paulette L. Blondeau Living Trust, established by the Revocable Trust Agreement of Paulette Lombardino Blondeau dated July 29, 2022**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 29th day of July, 2022.

Paulette L. Blondeau

Paulette Lombardino Blondeau

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 Paulette Lombardino Blondeau, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 29th day of July, 2022.

My Commission Expires: _____

HUNTER R. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 387 on the Plan of Section V, Sunset View, as of record in Book 2854, page 20, Register's Office for Davidson County, Tennessee.

Said Lot No. 387 fronts 115 feet on the north side of Ridgeland Drive and runs back 333.5 feet on the west line and 323.4 feet on the east line, to a dead line in the rear on which it measures 160.8 feet.

Being the same property conveyed to Paulette Blondeau by deed from Sheila Elaine Swift, Executrix of the Estate of Charles E. Swift, of record as Instrument No. 20051129-0143451, Register's Office for Davidson County, Tennessee.

Paulette Lombardino Blondeau and Paulette Blondeau are one and the same person.

This is improved property known as 2312 Ridgeland Dr., Nashville, TN 37214.

CERTIFICATE OF AUTHENTICITY

I, Hunter R. Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 29, 2022.

August 5, 2022
Date

Hunter R. Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 5th day of August, 2022.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024