Karen Johnson Davidson County
Batch# 944276 DEEDQC
11/23/2022 10:21:14 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221123-0123917

This Instrument Prepared By and Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

QUITCLAIM DEED

NEW OWNER:
Benjamin Blanc-Dumont
Ash T. Blanc-Dumont
4120 Celina Dr.
Nashville, TN 37207

SEND TAX BILLS TO:
Same As New Owner

MAP/PARCEL
032-15-0-003

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Benjamin Blanc-Dumont and Ashley Thomaselli Blanc-Dumont, husband and wife** hereinafter called the GRANTOR(S), does hereby quitclaim and convey unto **Benjamin Blanc-Dumont and Ash T. Blanc-Dumont, husband and wife,** hereinafter called the GRANTEE, all right, title and interest, they have in the property listed below:

ALL that certain lot, parcel or tract of land, situate and lying in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly described as follows:

LAND in the 11th Metropolitan Councilmanic District, formerly the 10th Civil District of Nashville, Davidson County, Tennessee, Being Lot No. 101, lying on the North side of Celina Drive, between Lot No. 100 on the East and Lot No. 102 on the West, of Dalemere Subdivision, Section 5, as of record in Plat Book 3600, Page 19, Register's Office for Davidson County, Tennessee, more specifically described as follows:

BEGINNING at an iron pin in the Northerly margin of Celina Drive at the common corner of Lots Nos. 101 and 102; thence North 1 deg. 00'20", West 213.07 feet to an iron pin in the property line of Rebecca Dale Dunn; thence with said property line North 85 deg. 37'40" East 185.31 feet to an iron pin at the common corner of Lots Nos. 100 and 101; thence South 1 deg. 00'20" East 223.80 feet to an iron pin in the Northerly margin of Celina Drive; thence with Northerly margin of Celina Drive, West 185 feet to the point of beginning.

Being the same property conveyed to Benjamin Blanc-Dumont and Ashley Thomaselli Blanc-Dumont, husband and wife, by Warranty Deed from Karen M. Stewart, unmarried, dated November 10, 2017 and recorded November 27, 2017 in Instrument No. 20171127-0120494, in the Register's Office for Davidson County, Tennessee.

This is improved property known as **4120 Celina Dr., Nashville, TN 37207.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.
THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

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.

Benjamin Blanc-Dumont

Ash T. Blanc-Dumont

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned Notary in and for said County and State, personally appeared Benjamin Blanc-Dumont and Ash T. Blanc-Dumont, with whom I am acquainted, of proved on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 16 day of ~~July, 2021~~ November, 2022.

NOTARY

WILLIAM AUSTIN TAYLOR BRIGMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09/08/25

STATE OF TENNESSEE
COUNTY OF

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me, this

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
, Affiant
Subscribed and sworn before me this the
23 **Day of** NOV **, 20**22.
A. Hayes **, Deputy Register**

My Commission Expires: