Karen Johnson Davidson County
Batch# 972854 DEEDWARR
02/22/2023 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20230222-0012353

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$340,000.00**

Subscribed and sworn to before me this 17th day of February, 2023.

Julie Bailey — Carmen Coats

Notary Public **Affiant**

My Commission Expires: 9-2-2024

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Grace Washington **P.O. Box 243** **Old Hickory, TN 37138**	Trustmark National Bank 201 Country Place Pkwy Pearl, MS 39208	**052-07-0-056.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby **KAREN SUE BOREN, TRUSTEE OF THE BLANKENSHIP IRREVOCABLE TRUST DATED DECEMBER 19, 2022**, have this day bargained and sold, and do hereby transfer and convey unto the said **GRACE WASHINGTON, AN UNMARRIED PERSON**, the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 52, as shown on the map entitled Madison Heights Subdivision, Section II, of record in Plat Book 2133, page 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to PAUL H. BLANKENSHIP AND WIFE, DAHAN E. BLANKENSHIP, by deed from THOMAS A. GILLIAM AND WIFE, REBA SUE GILLIAM, of record in Book 4213, page 880, dated January 10, 1968, said Register's Office. DAHAN E. BLANKENSHIP having since died on or about October 27, 1985, leaving PAUL H. BLANKENSHIP as surviving tenant by the entirety.

Further being the same property conveyed to KAREN SUE BOREN, AND HER SUCCESSORS IN TRUST, TRUSTEE OF THE BLANKENSHIP IRREVOCABLE TRUST DATED DECEMBER 19, 2022, by quitclaim deed from GARLAND PAUL BLANKENSHIP, of record in Instrument No. 20221230-0134014, dated December 19, 2022, said Register's Office.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her successors, heirs and assigns, against the lawful claims of all persons.

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.

Witness my hand this 17th day of February, 2023.

Karen Sue Boren Trustee

KAREN SUE BOREN, TRUSTEE OF THE BLANKENSHIP IRREVOCABLE TRUST DATED DECEMBER 19, 2022

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mary Birthright, a Notary Public in and for said County and State, **KAREN SUE BOREN, TRUSTEE OF THE BLANKENSHIP IRREVOCABLE TRUST DATED DECEMBER 19, 2022,** the within named Bargainor, 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.

Witness my hand and official seal at Goodlettsville, Tennessee this the 17th day of February, 2023.

My Commission Expires:

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

Mary Birthright
NOTARY PUBLIC

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 February 21, 2023 (date of document).

Affiant Signature

February 21, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 21st day of February, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023