Karen Johnson Davidson County
Batch# 1015855 DEEDQC
06/16/2023 08 25 15 AM 2 pgs
Fees $12 00 Taxes $0 00
20230616-0045904

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775

MADELYN STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00. This is a transfer to a revocable trust.

Morgan Blake
Affiant

Subscribed and sworn to before me, this 7th day of June 2023.

Madelyn Stampley
Notary public

My commission Expires: 10/26/2026

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Richard and Morgan Blake Living Trust 1056 Riverwood Village Blvd. Hermitage, TN 37076	Richard and Morgan Blake Living Trust 1056 Riverwood Village Blvd. Hermitage, TN 37076	097020A01300CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Morgan McFarlane Blake, who took title as Morgan Kaye McFarlane, and Richard Alexander Blake, wife and husband, do hereby quitclaim, transfer and convey unto Richard Alexander Blake and Morgan McFarlane Blake, as Trustees of the Richard and Morgan Blake Living Trust dated June 7, 2023, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Final Plat of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument No. 20080723-0075577 and a Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Morgan Kaye McFarlane and Richard Alexander Blake, wife and husband, from Jaxon MacGeorge, a single man and Elizabeth Leinart, a single woman, as tenants in common with right of survivorship, by Warranty Deed dated April 27, 2022, and recorded on May 17, 2022, Document No. 20220517-0056755, Register's Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 1056 Riverwood Village Blvd., Hermitage, Tennessee 37076

Witness my hand this 7th day of June 2023.

Morgan Blake
Morgan McFarlane Blake, Grantor

Richard Alexander Blake, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, Madelyn Stampley, Notary Public, Morgan McFarlane Blake and Richard Alexander Blake, as Grantors, 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, at office, this day, June 7, 2023.

[Seal]

MADELYN STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Madelyn Stampley
Madelyn Stampley, Notary Public
My commission expires: October 26, 2026