Karen Johnson
Batch # 1085596
12/27/2023 09:46:31 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20231227-0099192

**BOX 10-A**

This Instrument Prepared By:
J. Greg Hardeman
4301 Hillsboro Road
Suite 300
Nashville, TN 37215

# QUITCLAIM DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL: |
|---|---|---|
| Charles Arthur Dean<br>901 Moreland Hills Drive<br>Mt. Juliet, TN 37122 | Same | Tract 1: 096-01-0-082.00<br>Tract 2: 096-01-088.00<br>Tract 3: 096-01-0-136.00 |

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid I, **Charles Arthur Dean,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Charles Arthur Dean and wife, Deborah Leah Dean,** the following tracts of land in Davidson County, Tennessee described as follows:

**SEE EXHIBIT A**

**Being the same property conveyed to Betty Ruth Dean by deed of record in Instrument No. 20131226-0130021, Register's Office for Davidson County, Tennessee.**

**The said Betty Ruth Dean has since died with her will devising her interest in the herein described property to Charles Arthur Dean (Davidson County Probate Court Docket No. 23P-259), and pursuant to Executor's Deed of record in Instrument No. 20230831-0068241, Register's Office for Davidson County, Tennessee.**

**This is improved property known as 2618, 2700 and 2721 Bluefield Avenue, Nashville, Tennessee 37214.**

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

Witness my hand this 22 day of December, 2023.

Charles Arthur Dean

Charles Arthur Dean

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles Arthur Dean,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22 day of December, 2023.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 22 day of December, 2023.

Notary Public

My Commission Expires: _____

## "EXHIBIT A"

**Tract I:**
**Map & Parcel # 096-01-0-082.00**

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 9 on the re-subdivision of Lots Nos. 1 to 10, inclusive, on the Plan of Bluefields as recorded in Book 843, Page 16, Register's Office for said County, described as follows:

Said Lot No. 9 fronts 75 feet on the northeasterly side of Bluefields Avenue and runs back between parallel lines and measures 303 feet, more or less on the westerly line and 295 feet, more or less, on the easterly line, to a dead line and measures 79 feet, more or less on said dead line.

This is improved property known as: 2618 Bluefield Drive, Nashville, Tennessee 37214.

**Tract II**
**Map & Parcel # 096-01-0-088.00**

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 11 on the Plan of Bluefields, as of record in Book 843, Page 16, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 11 fronts 100 feet on the northeasterly side of Bluefield Avenue and runs back 310.1 feet on the northerly line and 304.2 feet on the southerly line to the right-of-way of the Tennessee Central Railroad, measuring 98 feet thereon.

This is improved property known as: 2700 Bluefield Drive, Nashville, Tennessee 37214.

**Tract III**
**Map & Parcel # 096-01-0-136.00**

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. "C" on the Map showing the re-subdivision of Lots Nos. 45, 46, 47, and 48, as of January 10, 1940, Plan of Bluefields, as record in Book 843, Page 16, Register's Office for said County, described as follows:

Said Lot No. "C" fronts 96 feet on the southwesterly side of Bluefield Avenue and runs back 443 feet on the north side and 455 feet on the south side to a dead line and fronting 46 feet on said dead line.

This is improved property known as: 2721 Bluefield Drive, Nashville, Tennessee 37214.