Karen Johnson Davidson County
Batch# 1113005 DEEDWARR
03/20/2024 11:06:30 AM 2 pgs
Fees: $13.00 Taxes: $3,533.50
20240320-0019224

WARRANTY DEED

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02/13/2028
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $955,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 20TH DAY OF MARCH, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/13/28

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 24-3127LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
The Pelland 1996 Trust UAD May 30, 1996	Same as New Owner	
5528 Hillview Drive		
Brentwood, TN 37027		160 09 0 0293.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MARILYN D. BLANKENSHIP REVOCABLE LIVING TRUST, DATED OCTOBER 7, 2021.** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE PELLAND 1996 TRUST UAD MAY 30, 1996** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 39 on the plan of Section Three, Oak Hill Estates, of record in Book 4860, pages 3, 4, & 5, Register's Office for said County.

Said Lot No. 39 fronts 190.00 feet on the northeasterly margin of Hillview Drive and extends back 234.9 feet on the northwesterly line and 228.11 feet on the southeasterly line to a dead line in the rear, measuring 190.11 feet thereon.

Being the same property conveyed to Marilyn D. Blankenship*, Trustee of the Marilyn D. Blankenship Revocable Trust, dated October 7, 2021, by Quitclaim deed from Marylin Denney Johnston, now known as Marilyn D. Blankenship, a married woman, dated June 6, 2022, and recorded June 13, 2022, in Instrument No. 20220613-006669, Register's Office for Davidson County, Tennessee.

Marilyn D. Blankenship, having since passed away on July, 22, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records;

(b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1. Subject to all matters shown on the plan of Section Three, Oak Hill Estates, of record in Book 4860, pages 3, 4, & 5, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions in Book 5010, Page 245, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

This is improved property known as 5528 Hillview Drive, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 on the 20th day of March, 2024.

Marilyn D. Blankenship Revocable Living Trust, dated October 7, 2021.

BY: Terry R Blankenship

Terry R. Blankenship, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, TERRY R. BLANKENSHIP, TRUSTEE FOR THE MARILYN D. BLANKENSHIP REVOCABLE LIVING TRUST, DATED OCTOBER 7, 2021, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 20th day of March, 2024.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

I Lisa Allard, 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 March 20, 2024.

Lisa Allard March 20, 2024

Lisa Allard, Affiant

State of Tennessee **County of Williamson**

Sworn to and subscribed before me this March 20, 2024.

MY COMMISSION EXPIRES: 02-13-2028

Jim R. Vanderpool, Notary

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY