Karen Johnson Davidson County
Batch # 1124781 DEEDQC
04/19/2024 08:35:45 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240419-0028007

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

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

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/20/2025

STATE OF TENNES

COUNTY OF WILLIAMSON)

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

Affiant

Subscribed and sworn to before me, this 15th day of April 2024.

Notary public

My commission Expires: 05/20/2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Jerry and Bernadette Bland Living Trust 406 Arrowwood Drive Nashville, TN 37211	Jerry and Bernadette Bland Living Trust 406 Arrowwood Drive Nashville, TN 37211	27W-4425 Map 83-2 Parcel 305

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, Jerry W. Bland and wife, Bernadette Bland, do hereby quitclaim, transfer and convey unto Jerry W. Bland and Bernadette Bland, as Trustees of the Jerry and Bernadette Bland Living Trust dated April 15, 2024, 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 the southerly 25 feet of Lot No. 4 and the northerly 25 feet of Lot No. 5 on the plan of Thompson Bond's Subdivision of the northerly part of Lot No. 6 on the plan of Brownsville, of record in Book 547, page 39, Register's Office for said county.

SAID parts of Lots No. 4 & 5 front together 50 feet on the westerly margin of Manchester Avenue and extends back 279 feet on the southerly line and 284 feet on the northerly line to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Jerry W. Bland and wife, Bernadette Bland, from Nellie Howell Wiggins Roberts, by Warranty Deed dated October 23, 1975, and recorded on October 24, 1975, in Book 4964, Pages 775-776, 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: 313 Manchester Avenue, Nashville, Tennessee 37206

Witness my hand this 15th day of April 2024.

Jerry W. Bland, Grantor

Bernadette Bland, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Justin Gilbert, Notary Public, Jerry W. Bland and Bernadette Bland, 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, April 15, 2024.

[Seal]



Justin Gilbert, Notary Public
My commission expires: May 20, 2025