Karen Johnson Davidson County
Batch# 1155580 DEEDQC
07/08/2024 04:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240708-0051175

Prepared by and Returnable to (After Recordation):
Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
The Bliffen Investment Trust D 165 Belle Forest Circle, Nashville, TN 37221	New Owner	142-04-0B-009.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, **ANDREA BLIFFEN**, hereinafter called **"GRANTOR,"** hereby quitclaims and conveys unto **ANDREA BLIFFEN, TRUSTEE OF THE BLIFFEN INVESTMENT TRUST D U/A DATED JULY 8, 2024**, hereinafter called **"GRANTEE,"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit B-4, Building "B", as shown on the map entitled Buildings A, B, & C, Bellevue Office Park, Condominium Offices, of record in Book 5800, page 177, Register's Office for Davidson County, Tennessee, together with an appurtenant interest in the common elements of Bellevue Office Park, a Horizontal Property Regime established by Master Deed of record in Book 6040, page 701, as amended in Book 6147, page 689, said Register's Office.

Being the same property conveyed to Andrea Bliffen by Warranty Deed from Parker Boles and Morrison Lowe, Jr., a partnership, of record in Book 8839, Page 166, dated December 8, 2021, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property known as 165 Belle Forest Circle, Nashville, TN 37221. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description. This deed was prepared based upon the request and instructions of the Grantor and no legal or tax advice was given by the preparer.

[Signatures on following page.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 8th day of July, 2024.

Grantor:

Andrea Bliffen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Andrea Bliffen, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this this 8th day of July, 2024.

Notary Public

My commission expires: 6/14/25

Keaton A. Rye
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ 0.00.

AFFIANT

Sworn to and subscribed before me, this 8th day of July, 2024.

Notary Public

My Commission Expires: 6/14/25

Keaton A. Rye
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

True Copy Certification

I, Keaton A. Rye, 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 correct copy of the original document executed and authenticated according to law on July 8, 2024.

Signature

7/8/2024
Date

State of Tennessee
County of Williamson

Personally appeared before me, a notary public for said County and State, Keaton A. Rye, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

7/8/2024
Date

My Commission Expires: 1/20/2025

REBEKAH JOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JANUARY 20, 2025