Record and Return to:
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

Karen Johnson
Batch # 1163235
07/29/2024 08:33:06 AM
Fees: $32.00 Taxes: $0.00

Davidson County
DEEDQC
6 pgs

20240729-0056856

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel:
Paint and Body Perfectors of Nashville **4415 Nolensville Road** **Nashville, Tennessee 37211**	**Same**	**See Exhibit A**

****

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value for this transfer is $ -0-.

AFFIANT:

John B. Blanks, II

Sworn to and subscribed to before me, this the 22nd day of July 2024.

THOMAS I. BOTTORFF
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 6/21/25

****

FOR AND IN CONSIDERATION of the mutual benefit to the parties hereto, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **John B. Blanks, II and wife, Karen Hardy Blanks,** ("Grantors") this day have bargained and sold, and hereby quitclaim, transfer, and convey unto **Paint and Body Perfectors of Nashville, a Tennessee general partnership,** ("Grantee") all of the right title and interest of Grantors as appears herein and to certain tracts of land in Davidson County, Tennessee, described more fully as follows:

See Exhibit A attached hereto and incorporated herein.

This improved property known as 4415 Nolensville Road, Nashville, Tennessee 37211.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on the 22 day of July 2024.

GRANTORS:

John B. Blanks, II

Karen Hardy Blanks

Karen Hardy Blanks

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named, **John B. Blanks, II,** with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of July 2024.

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 6/21/25

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named, **Karen Hardy Blanks,** with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of July 2024.

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 6/21/25

EXHIBIT A

Tract One: (Map Parcel No. 147-07-82, 6DU-17650)

Land in Davidson County, Tennessee, being Tract No. 1 of the H.B. Redd Property on the Survey of Charles M. "Mike" Moran in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the westerly margin of Nolensville Road and the northernly margin of Taylor Avenue thence S 80 deg. 8' 2" W 192.94 feet to an iron pin;

Thence, continuing S 83 deg. 54' 20" W, 57.90 feet to an iron pin,

Thence, continuing 44.72 feet to an iron pin in the southeast corner of Tracts 1 and 2, thence N 11 deg. 19' 13" W, 128.42 feet to an iron pin on the line between Tract 1 and the Janie Gooch property, Book 1810, Page 610,

Thence, S 88 deg, 13' 50" E, 86.01 feet to an iron pin,

Thence, continuing S 89 deg. 22' 32" East, 34.15 feet to an iron pin,

Thence continuing S 89 deg. 3' 17" E, 174.36 feet to an iron pin in the westerly margin, thence S 16 deg. 59' 55" E, 82.43 feet to the point of beginning, containing .072 acres, more or less.

Being the same property conveyed to John B. Blanks, II and wife, Karen Hardy Blanks, and David H. Dobbins, and wife, Harriett C. Dobbins, by Warranty Deed from H.B. Redd, dated March 28, 1985, recorded in Book 6573, page 459, in the Register's Office for Davidson County, Tennessee.

Being the same property in which upon the divorce of David H. Dobbins and Harriett C. Dobbins, the interest of Harriett C. Dobbins was conveyed to David H. Dobbins by Quitclaim Deed on May 27, 1995, recorded in Book 9704, Page 663 and in Book 9709, Page 493, in the Register's Office for Davidson County, Tennessee.

Drainage Easement:

This property is subject to a Permanent Drainage Easement and Temporary Channel Change Easement of record in Book 7575, Page 159, Register's Office for Davidson County, Tennessee.

Tract Two: (Map-Parcel No: 147-7-81)

Land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the 6th district of Davidson County, Tennessee, described according to a copy of a survey thereof made by Watkins and Murray, Surveyors, June 30, 1948, as follows:

Beginning at a point in the center line of Nolensville Pike as now located 97.5 feet north of the intersection of the center line of the same and the center line of Taylor Avenue;

Thence, with the centerline of said Nolensville Pike, northerly 25 feet,

Thence, south 84 degrees 30 minutes west 76 feet, more or less, to a point,

Thence, north 2 degrees west 25 feet to a point,

Thence, easterly 85.5 feet to the point of beginning.

Legal description indicates property extends to center of Nolensville Pike. Property line is the margin of Nolensville Pike and frontage of property lost when Nolensville Pike was widened.

This tract of land was conveyed by Mary F. Battle by Warranty Deed to John B. Blanks, II and David H. Dobbins dated September 26, 1988, recorded in Book 7662, Page 376, in the Register's Office for Davidson County, Tennessee.

Tract Three: (Map Parcel No. 147-07-80)

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee. Situated in the old Eighth Civil District of Davidson County, Tennessee, and situated on the west side of the Nolensville Turnpike about 6 ½ miles from the city of Nashville, Tennessee and particularly described by metes and bounds as follows:

Beginning at Phillips southeast corner, on said Turnpike and running with said Turnpike south 105 feet;

Thence west and parallel with the Turnpike 105 feet to said Phillips line;

Thence east 414 feet with said Phillips line to the place of beginning, containing one acre of land.

This tract of land was conveyed by Gwendolyn Gooch Cartwright, Dorothy Gooch King and Janie Pratt Gooch via Warranty Deed to John B. Blanks, II and David H. Dobbins dated November 15, 1988, recorded in Book 7706, Page 186, in the Register's Office for Davidson County, Tennessee.

Included in the above Descriptions, but Excluded from this Conveyance is the Following Described Property (Map-Parcel No. 147-07-0241.00):

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at an iron rod in the northerly right of way of JJ Watson Avenue, being the southwestern corner of the herein described property and being the southeastern corner of the Terry Wang property as described in Instrument 20170404-0032774, RODC.

Thence, leaving said right of way, with Wang's east line, North 08 degrees 16 minutes 35 seconds West, 117.28 feet to an iron rod;

Thence, North 86 degrees 00 minutes 03 seconds West, 85.92 Feet to an iron rod,

Thence, North 12 degrees 01 minutes 18 seconds West, 104.09 feet to an iron rod in the south line of the Aubrey Pratt property as described in Instrument 20000303-0020439, RODC and being the northwest corner of the John Blanks property as described in Deed Book 9709, Page 493, RODC, said point being North 85 degrees 05 minutes 09 seconds west, 275.62 feet from the northeast corner of Blanks;

Thence, with Blanks, South 85 degrees 05 minutes 09 seconds East, 102.93 feet to a point in the approximate centerline of creek;

Thence, with the approximate centerline of creek and a new line for the next three calls, South 09 degrees 41 minutes 04 seconds east, 20.13 feet to a point;

Thence, South 04 degrees 28 minutes 12 seconds West, 45.65 feet to a point;

Thence, south 28 degrees 44 minutes 13 seconds East, 171.64 feet to a point in the north right way of JJ Watson Avenue;

Thence, with said right of way, being a curve to the right, having Delta Angle of 01 degrees 55 minutes 16 seconds, a Radius of 430.00 feet, an Arc Length of 14.42 feet, a Chord Bearing of South 89 Degrees 0 minutes 42 seconds West and a Chord Length of 14.42 feet to an iron rod;

Thence, North 88 degrees 57 minutes 01 seconds West, 46.22 feet to the point of beginning and containing 13828 square feet or 0.318 acres, according to a survey by Steven D. Delle TN RLS #1710 with Delle Land.

Being a portion of the property conveyed to John B. Blanks, II and David H. Dobbins by Warranty Deed from Gwendolyn Gooch Cartwright, Dorothy Gooch King and Janie Pratt Gooch of record in Book 7706, Page 186, Register's Office for Davidson County, Tennessee.

And being a portion of the property conveyed to John B. Blanks, II and wife, Karen Hardy Blanks and David H. Dobbins and wife, Harriett C. Dobbins, by Warranty Deed from H.B. Redd of record in Book 6523, Page 495, Register's Office for Davidson County, Tennessee, Dated March 28, 1985. And the interest of Harriett C. Dobbins being conveyed to David H. Dobbins by Quitclaim Deed on May 27, 1995, recorded in Book 9704, Page, 663 and in Book 9709, Page 493 in the Register's Office for Davidson County, Tennessee.

This tract was conveyed by John B. Blanks, II and his wife Karen Hardy Blanks, and David H. Dobbins by Warranty Deed to Yutien Terry Wang by Warranty Deed dated October 3, 2018, of record as Instrument No. 20181004-0098802, Register's Office for Davidson County, Tennessee.

Death of David H. Dobbins:

David H. Dobbins, having died March 14, 2024, his interest in Tracts One, Two, and Three, was subject to disposition pursuant to his Last Will and Testament on file in the Probate section of the County Court Clerk's Office in Rutherford County, Tennessee, Docket No. 75PRI-2024-PR-29 and has been conveyed to Grantee by a Quitclaim Deed recorded as Instrument No. 20240718-0054045, Register's Office Davidson County, Tennessee.