ADDRESS NEW OWNERS AND
SEND TAX BILLS:

James M. Bledsoe Sr
Sandra K. Bledsoe
6640 Old Clarksville Pike
Joelton, TN 37080

Karen Johnson
Batch # 1179480
09/10/2024 09:19:13 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20240910-0069568

This instrument prepared by:
J. MIRANDA BELOTE
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP/PARCEL NUMBER
01300000300
(No Title Search was done)

QUITCLAIM DEED

This instrument is made and entered into this the 5th day of September, 2024, by **JAMES M. BLEDSOE Sr., married,** GRANTOR and **JAMES M. BLEDSOE SR. and SANDRA K. BLEDSOE, husband and wife,** GRANTEES.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTOR hereby conveys, transfers, remises, releases, relinquishes and quitclaims to GRANTEES, his heirs, successors and assigns all of GRANTOR'S right, title and interest in and to the following described real estate, to wit:

Tract 1:

Being a tract of land in the 1st Councilman District of Davidson County, Tennessee, and a portion of that property conveyed to George Kern Bracy and Mary Wanda Bracy in Quitclaim Book 10312, page 854, Registers office for Davidson County, Tennessee; more accurately described according to a survey by Tommy E. Walker, R.L.S. TN LIC NO 1465, dated February 11, 2013 as follows:

Beginning at a existing iron pin in the northerly margin of Old Clarksville Highway, said pin being the southwest comer of Lance Bracy in Deed Book 6538, page 686, Registers office for Davidson County, Tennessee, and the most southeast corner of herein described tract; thence now leaving said Bracy with said margin North 80 degrees 00 minutes 00 seconds West, 374.72 feet to a set iron pin a common corner to Deborah Carlisle in Deed Book 7918, page 61, Registers office for Davidson County, Tennessee; thence now leaving said margin with said Carlisle for the next two calls: North 04 degrees 41 minutes 00 seconds East, 235.12 feet to an existing wood post;

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365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

thence North 85 degrees 11 minutes 30 seconds West, 164.83 feet to an existing wood post; thence now leaving said Carlisle with a new line North 04 degrees 47 minutes 03 seconds East, 223.27 feet to a set iron pin; thence with a new line South 85 degrees 11 minutes 30 seconds, East, 159.09 feet to an existing iron pin, said pin being a common corner of Sammye B. Boehms in Deed Book 4983, page 221, Registers office for Davidson County, Tennessee; thence with said Boehms South 81 degrees 31 minutes 00 seconds East, 415.6l feet to a existing iron pin; thence South 09 degrees 08 minutes 00 seconds West, 466.99 feet, to the point of beginning containing 5.004 acres more or less.

Said Eleanor Bledsoe having since died on August 27, 2013 leaving her interest vested to her husband James M. Bledsoe Sr., as her surviving tenant by entirety.

Being the same property conveyed to James M. Bledsoe and wife, Eleanor A. Bledsoe, by Warranty Deed from George Kern Bracy and wife, Mary Wanda Bracy dated August 9, 2013 and recorded August 19, 2013 as Instrument Number 20130819-0086893 Register's Office for Davidson County, Tennessee.

This is an improved property known as 6640 Old Clarksville Pike, Joelton, Tennessee 37080.

Tract 2:

Being a tract of land in the 1st Councilman District of Davidson County, Tennessee, and A portion of that property conveyed to George and Wanda Bracy in Quitclaim Deed in Book 10312, page 854, Registers office for Davidson County, Tennessee; More accurately described according to a survey by Tommy E. Walker, R.L.S., TN LIC No. 1465 dated February 11, 2013 as follows:

Beginning at a existing iron pin in the northerly margin of Old Clarksville Highway, said pin being the southeast corner of Martin C. Wiley in Instrument NO. 20041014-01238000, Registers office for Davidson County, Tennessee, and the most southwest corner of herein described tract; Thence now leaving said margin with said Wiley N 10 degrees 08 minutes 00 seconds East, 840.60 to a set iron pin; thence now leaving said Wiley with a new line South 79 degrees 52 minutes 00 seconds East, 367.87 feet to a set iron pin in the westerly line of Sammye Boehms in Deed Book 4983, page 221, Registers office for Davidson County, Tennessee; Thence with the line of said Boehms South 04 degrees 45 minutes 35 seconds West, 385.42 feet to an existing iron pin; Thence now leaving said Boehms with a new line North 85 degrees 11 minutes 30 seconds West, 159.09 feet to a set pin; Thence South 04 degrees 47 minutes 03 seconds West, passing the most northwest corner of Deborah Carlisle in Deed Book 7918, page 61, Registers office for Davidson County, Tennessee al 223.27 and continuing a total of 441.98 feet to a existing wood post in the northerly margin of Old Clarksville Pike; thence with said margin North 80 degrees 16 minutes 37 seconds West, 286.78 feet to the point of beginning containing 6.205 acres.

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Being the same property conveyed to James M. Bledsoe and wife, Eleanor A. Bledsoe, by Warranty Deed from George Kern Bracy and wife, Mary Wanda Bracy dated August 1, 2013 and recorded August 7, 2013 as Instrument Number 20130807-0082853 Register's Office for Davidson County, Tennessee.

This is an unimproved property known as 6638 Old Clarksville Pike, Joelton, Tennessee37080.

Said Eleanor Bledsoe having since died on August 27, 2013 leaving her interest vested to her husband James M. Bledsoe Sr., as her surviving tenant by entirety.

Subject to all matters shown on the above referenced plat and to restrictions of record.

Executed on the date first above written.

James M. Bledsoe, Sr.

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STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county and state, James M. Bledsoe, Sr, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 5th day of September, 2024.

Laurie N Douglas
NOTARY PUBLIC

My Commission Expires: 5/19/2027

LAURIE N DOUGLAS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Jay R. Baskerville
AFFIANT

Subscribed and sworn to before me, this the 5th day of September, 2024.

Laurie N Douglas
NOTARY PUBLIC

My Commission Expires: 5/19/2027

LAURIE N DOUGLAS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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