Karen Johnson Davidson County
Batch# 1192277 DEEDQC
10/10/2024 09:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241010-0078679

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is ~~$--NONE--~~. Reginald Emil Blaylock, Sr., Trustee, Affiant Subscribed and sworn to before me, this 5th day of October, 2024. Notary Public My Commission Expires:

ALICE M. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Reginald Emil Blaylock, Sr. and/or Elvyna Kyle Tears-Blaylock, Trustees 2804 Hody Drive Nashville, TN 37206	SAME	83-15-136

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Reginald Emil Blaylock, Sr. and wife, Elvyna Kyle Tears-Blaylock**, hereinafter called the Grantors, for the purpose of transferring the Grantors'

entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Reginald Emil Blaylock, Sr. and/or Elvyna Kyle Tears-Blaylock, Trustees of the Reginald & Elvyna Blaylock Living Trust, established by the Revocable Trust Agreement of Reginald Emil Blaylock, Sr. and Elvyna Kyle Tears-Blaylock dated June 29, 2024**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 5th day of October, 2024.

Reginald Emil Blaylock, Sr.

Elvyna Kyle Tears-Blaylock

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Reginald Emil Blaylock, Sr. and Elvyna Kyle Tears-Blaylock, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of October, 2024.

ALICE M. BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

My Commission Expires:

Notary Public

EXHIBIT A

Legal Description

Land in the 15th Civil District of Davidson County, Tennessee, being Lot No. 155 on the Plan of Fortland Park, Section I, as of record in Book 2663, page 61, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Hody Drive, the comer of Lots Nos. 155 and 156; thence westerly along the line between said two lots, 150.8 feet to a point; thence northerly 83.9 feet to a point; thence easterly 147.8 feet to a point in the westerly margin of Hody Drive; thence southerly along the margin of said Drive, 34.44 feet to a point, and continuing southerly along the margin of said Drive, 45.6 feet to the point of beginning.

Being the same property conveyed to Reginal Blaylock and wife, Elvyna Blaylock, and Monroe Tears and wife, Thelma Tears by deed from Margaret I. Vinson and husband, Paul E. Vinson, of record in Book 7337, Page 518 in the Register's Office for Davidson County, Tennessee. Thelma Tears died on December 28, 2008, thereby vesting her interest in the property in her husband Monroe Tears. Monroe Tears died on November 18, 2018, and this one-half tenant in common interest vested in Elvyna Blaylock, also known as Elvyna Tears-Blaylock, as the sole heir-at-law of Monroe Tears, by affidavit of heirship signed by Janice Goggins Davis of record in Instrument No. 20240801-0058365 in the Register's Office for Davidson County, Tennessee.

Reginald Blaylock and Reginald Emil Blaylock, Sr. are one and the same person. Elvyna Blaylock and Elvyna Kyle Tears-Blaylock are one and the same person.

This is improved property known as 2804 Hody Drive, Nashville, Tennessee 37206.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 10/5/24.

10/10/24
Date

Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 10th day of October, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

