Karen Johnson
Batch # 1203175
11/12/2024 09:04:23 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20241112-0087544

Instrument prepared by:
Chad S. Parks,
Attorney at Law, LLC
501 Oak Street
Poplar Bluff, MO 63901

Responsible Taxpayer/Owner:
Megan L. Blemker, Trustee
The Blemker Family Living Trust
Agreement, u/d/o July 17, 2024
5330 Abbotswood Drive
Smyrna, TN 37167

Parcel#: 09309C14100CO
Source of Title: 20160408-0034001

Mail Tax Notices to: Same as Owner

QUIT-CLAIM DEED

THIS INDENTURE made on the 17th day of July 2024, by and between, **Megan Blemker, a/k/a Megan Lee Blemker, a single person,** of the County of Rutherford, State of Tennessee, hereinafter referred to as Grantor, and **Megan L. Blemker, Trustee of The Blemker Family Living Trust Agreement, u/d/o July 17, 2024**, of the County of Rutherford, State of Tennessee, hereinafter referred to as Grantees.

WITNESSETH, That the said Grantor, does by these present, Remise, Release and forever Quit-Claim unto the said Grantees in the following described property, Lots, Tracts or Parcels of land lying, being and situate in the County of **Davidson**, State of Tennesseé, to-wit:

See Exhibit A.
(Description furnished)

THIS CONVEYANCE is subject to any and all restrictions, conditions, covenants, easements, and encumberances of record in the Register's Office for the aforesaid county.

TO HAVE AND TO HOLD the same with all rights, immunities, privileges and appurtenances thereto belonging, unto the said Grantee, her heirs and assigns forever so that neither Grantor nor her heirs nor any other person or persons for her or in her name or behalf shall or will hereafter claim or demand any right or title to the aforesaid premises or any part thereof; but they and every one of them shall be, by these presents, excluded and forever barred.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand the day and year first above written.

Megan L Blemker

Megan Lee Blemker, a/k/a Megan Blemker

STATE OF MISSOURI)
)
COUNTY OF BUTLER)

On the 17 day of July 2024, before me personally appeared Megan Lee Blemker, a/k/a Megan Blemker, declaring herself single and unmarried, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office the day and year first above written.

CHAD S. PARKS
NOTARY PUBLIC-NOTARY SEAL
STATE OF MISSOURI
Butler County
My Commission Expires: 10/13/2024
Commission # 12656114

My Commission Expires: _____

Notary Public

This transfer is exempt from tax pursuant to Tennessee Code Annotated 67-4-409(a)(3)(F) and no oath of value shall be required pursuant to Tennessee Code Annotated 67-4-409(a)(5).

Megan L Blemker

Affiant - Megan Lee Blemker, a/k/a Megan Blemker

Subscribed to and sworn to before this 17 day of July, 2024.

CHAD S. PARKS
NOTARY PUBLIC-NOTARY SEAL
STATE OF MISSOURI
Butler County
My Commission Expires: 10/13/2024
Commission # 12656114

My Commission Expires: _____

Notary Public

EXHIBIT A
(Legal Description)

A certain condominium located in Davidson County, Tennessee, being Unit 1309 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument Number 20140718-0063781, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Declaration.

Being a portion of the same property conveyed to Laurel Property, LLC, a Delaware limited liability company by deed from Eakin Gateway, LLC, a Tennessee limited liability company, as to a twenty percent (20%) undivided tenant in common interest, of record in Instrument No. 20121227-0119218, Register's Office for Davidson County, Tennessee, dated December 26, 2012 and recorded on December 27, 2012.

Being a portion of the same property conveyed to Laurel Property, LLC, a Delaware limited liability company by deed from Eakin Gateway, LLC, a Tennessee limited liability company, as to twenty percent (20%) undivided tenant in common interest of record in Instrument No. 20121227-0119219, Register's Office for Davidson County, Tennessee, dated December 26, 2012 and recorded on December 27, 2012.

Being a portion of the same property conveyed to Laurel Property, LLC, a Delaware limited liability company by deed from Gaylon M. Lawrence, Jr., as to an eighty percent (80%) undivided tenant in common interest of record in Instrument No. 20121227-0119220, Register's Office for Davidson County, Tennessee, dated December 26, 2012 and recorded on December 27, 2012.

Being a portion of the same property conveyed to Laurel Property, LLC, a Delaware limited liability company by deed from Gaylon M. Lawrence, Jr. as to an eighty percent (80%) undivided tenant in common interest of record in Instrument No. 20121227-0119221, Register's Office for Davidson County, Tennessee, dated December 26, 2012 and recorded on December 27, 2012.

Being a portion of the same property conveyed to Laurel Property, LLC, a Delaware limited liability company by deed from Metropolitan Development and Housing Agency of record in Instrument No. 20131231-0131305, Register's Office for Davidson County, Tennessee, dated December 31, 2013 and recorded on December 31, 2013.

This is improved property also known as 1212 Laurel Street, Unit 1309, Nashville, TN 37203.