Karen Johnson
Batch # 1206649
11/19/2024 12 30 26 PM
Fees $22 00 Taxes $0 00

Davidson County
DEEDWARRSP
4 pgs

20241119-0089714

This Instrument Prepared By
Mark E Morrison
Grissim and Hodges
323 Union Street, Suite 400
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No.
J William Blevins c/o William Bradford Blevins 421 Hart Lane Nashville, TN 37216-0387	Same	Map 117-14 Parcel 87

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, J. WILLIAM BLEVINS (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto WILLIAM BRADFORD BLEVINS AS TRUSTEE OF THE J. WILLIAM BLEVINS REVOCABLE TRUST AS AMENDED AND RESTATED UNDER AGREEMENT DATED AUGUST 29, 2019 (the "Grantee"), its successors and assigns, all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described on Exhibit "A", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as listed on Exhibit "B", attached hereto and incorporated by reference herein. Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming through the Grantor but not further or otherwise.

Grantor further warrants that the above-described property is not, nor has it ever been, the principal place of residence of Grantor or any spouse of Grantor.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

(Remainder of page intentionally left blank, signature page follows)

WITNESS our hands this 8th day of November 2024

GRANTOR

J WILLIAM BLEVINS BY WILLIAM BRADFORD BLEVINS, ATTORNEY-IN-FACT, INSTRUMENT NUMBER 20201208-0142859

William Bradford Blevins, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, J WILLIAM BLEVINS BY WILLIAM BRADFORD BLEVINS, ATTORNEY-IN-FACT, INSTRUMENT NUMBER 20201208-0142859, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Attorney-in-Fact for J WILLIAM BLEVINS, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

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

JUDY WEST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires July 3, 2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer, or value of property (whichever is greater) is $0.00. This transaction is exempt under the provisions of T.C.A. § 67-4-409(C)(vi).

Affiant

Subscribed and sworn to before me this 13 day of November 2024.

PATRICIA A RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3 2027

Notary Public
My Commission Expires May 3, 2027

EXHIBIT A
Property Description

BEING Lot No. 27 on the Plan of Sugar Tree Subdivision as of record in Book 1424, page 100, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 155 feet on the south side of Abbott Martin Road and runs back 250 feet on the easterly line and 247.6 feet on the westerly line to a dead line in the rear, which is a broken line on which it measures 156 5 feet

INCLUDED IN THE ABOVE-DESCRIBED PROPERTY, BUT EXPRESSLY EXCLUDED THEREFROM is that property of record in Book 4334, page 1862, Register's Office for Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of Lot No. 27 on the Plan of Sugar Tree Subdivision, as of record in Book 1434, page 100, said Register's Office.

Said part of Lot no. 27 fronts 155 feet on the southerly side of the present Abbott Martin Road and runs back between parallel lines 5 feet to points located on the new relocated southerly side of Abbott Martin Road, measuring 155 feet thereon and containing 775 square feet, more or less.

Being the same property conveyed to J. William Blevins by Deed of record in Instrument No. 20010418-0038608, said Register's Office

EXHIBIT B
Permitted Exceptions

1. Taxes for the year 2024, a lien not yet due and payable.

2. All matters shown on Plan of Sugar Tree Subdivision as of record in Book 1424, page 100, Register's Office for Davidson County, Tennessee.