Karen Johnson Davidson County
Batch# 1216050 DEEDQC
12/13/2024 12:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241213-0097004

THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owner(s)	**Send Tax Bills To**	**Map-Parcel No.**
Denette S. Blankenship, Trustee 2037 Baker Road Goodlettsville, TN 37072	Same	012-00-0-106.00

Quitclaim Deed

Grantor: Denette S. Blankenship, Executrix of the estate of Kelly Dennis Swift, deceased, In The Circuit Court of Davidson County, Tennessee, Probate Division, Docket No: 24P2280.

Grantee: Denette S. Blankenship, Trustee of the Meriem V. Swift Special Needs Trust, dated November 14, 2024.

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

LAND in the 10th Civil District of Davidson County, Tennessee, being Tract No. 5 on an unrecorded survey by Johnson & Dillehay Land Surveying dated October 25, 1985, described as follows:

BEGINNING on an iron pin located in the north right-of-way of Baker Road, said pin located North 57° 8' 27" West 1422.25 feet from the southwest corner of J.K. Williams, Deed Book 6201, Page 73, Register's Office for said County; said pin being the southeast corner of said tract and the southwest corner of Tract No. 6; thence along said right-of-way for the next two calls: North 79° 58' 15" West 98.54 feet to an iron pin, along a curve to the right having a central angle of 5° 35' 48" a radius of 648.83 feet, a length of 63.38 feet, a chord to 63.35 feet and a chord bearing of North 77° 10' 22" West to an iron pin; thence leaving said right-of-way North 26° 54' 25" East 1529.94 feet to an iron pin located in the south right-of-way of the Seaboard Systems Railroad; thence along said right-of-way South 60° 27' 16" East 155.91 feet to an iron pin; thence leaving said right-of-way South 26° 54' 25" West 1478.74 feet to the point of beginning, containing 5.38 acres, more or less.

Being the same property conveyed to Denette S. Blankenship, Executrix of the estate of Kelly Dennis Swift, deceased, In The Circuit Court of Davidson County, Tennessee, Probate Division, Docket No: 24P2280, by deed from Denette S. Blankenship, Trustee of the Revocable Trust Agreement of Kelly Dennis Swift and Meriem C. Swift, dated February 23, 2022, of record as Instrument Number 20241213-0096931, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 2025 Baker Road, Goodlettsville, TN 37072.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Denette S. Blankenship, Executrix
Grantor

State of Tennessee
County of Sumner

On December 13, 2024, personally appeared before me, Denette S. Blankenship, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the Executrix of the estate of Kelly Dennis Swift, deceased, In The Circuit Court of Davidson County, Tennessee, Probate Division, Docket No: 24P2280, who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Notary Public
My commission expires: 8-1-2028

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Denette S. Blankenship, Trustee
Grantee

Sworn to and subscribed before me on December 13, 2024.

Notary Public
My commission expires: 8-1-2028

* *

TRUE Copy Certification

I, Samuel Cox, do hereby make oath that I am 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 December 13, 2024.

Signature

12-13-2024
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on December 13, 2024.

Notary's Signature
My Commission Expires: 12/27/2027

