This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, Tennessee 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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Karen Johnson Davidson County
Batch # 1217249 DEEDQC
12/17/2024 01:15:58 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20241217-0097913

New Owner:	Send Tax Bill:	Map/Parcel
Jacob T. Blaznek and Madison C. Blaznek, Trustees of the Blaznek Joint Revocable Living Trust dated December 11, 2024, and any amendments thereto 2511 Mashburn Road Nashville, TN 37210	PO Box 612488, Dallas, TX 75261	119 07 0 068.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][1][D]).

Madison C Blaznek
AFFIANT

Sworn to and subscribed before me this 11th day of December 2024.

Notary Public

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025

(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **JACOB THOMAS BLAZNEK** and **MADISON CLAIRE HAYES (BLAZNEK)**, husband and wife (Grantors), by these present do hereby quitclaim and convey unto **JACOB T. BLAZNEK AND MADISON C. BLAZNEK, TRUSTEES OF THE BLAZNEK JOINT REVOCABLE LIVING TRUST DATED DECEMBER 11, 2024, AND ANY AMENDMENTS THERETO**, (Grantees), as tenants by the entireties, its heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Section Two, Laurel Acres of record in Plat Book 2133, page 122, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a Point in the Northerly Margin of Mashburn Road, the common front corner of Lots Nos. 84 and 85 on said plan; thence in a Northerly direction with the Line between said Lots 198.5 feet to a Point, The Common rear corner of said Two Lots; thence in a Northeasterly Direction 195.7 Feet to a Point in the Easterly Margin of Glenrose Avenue; thence with the margin of said Avenue, Southwesterly 144 feet to a point which is the beginning of a curve with a radius of 20 feet; thence around said curve 31.07 feet to a point in northerly margin of Mashburn Road; thence continuing with the margin of said Mashburn Road in a westerly direction 326.45 fee to the point of beginning.

Being the same property conveyed to Jacob Thomas Blaznek and wife, Madison Claire Hayes, by deed from Micah McQuein Maze, an unmarried man, of record in Instrument No. 20230807-0061179, in the Register's Office of Davidson County, Tennessee. Madison Claire has since married Jacob Thomas Blaznek and legally changing her name to Madison Claire Blaznek.

This is improved property, known as 2511 Mashburn Road, Nashville, TN 37210.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

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

WITNESS MY HAND this 11 day of December, 2024.

By: _____
JACOB THOMAS BLAZNEK

_____
MADISON CLAIRE HAYES (BLAZNEK)

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jacob Thomas Blaznek and Madison Claire Hayes (Blaznek), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 11th day of December, 2024.

_____
NOTARY PUBLIC

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025