Karen Johnson
Batch # 1277446
05/27/2025 09 52 02 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250527-0041224

This Instrument Prepared by:
Covington D. Horan
Dismukes Law, PLLC
604 S. Margin Street
Franklin, TN 37064
(615) 200-8818

# QUITCLAIM DEED

| ADDRESS OF NEW OWNER: | SEND TAX BILL TO: | MAP PARCEL NO.: |
|---|---|---|
| 213 Blanchard Place, LLC<br>945 Lawn View Lane<br>Franklin, TN 37064 | Same as New Owner | 095-04-0-141.00 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **BAKER EDMOND REYNOLDS, married, and JOHN E. REYNOLDS, married, as tenants in common** (collectively the "**Grantor**") do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **213 BLANCHARD PLACE, LLC, a Tennessee limited liability company**, and their successors, heirs and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Eva-Mor Heights of record in Plat Book 1424, Page 149, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Said Lot Front 75 feet on the East side of Blanchard Place and runs back between lines 183.72 feet on the North line and 178.69 feet on the South line to a deed line in the rear on which it measures 75.17 feet.
>
> Being part of the same property conveyed to Baker Edmond Reynolds, unmarried, and John E. Reynolds, married, as tenants in common, by Warranty Deed from David House, Trustee of the Ardyce E. House Special Needs Trust, dated July 14, 2020, recorded July 15, 2020, of record in Instrument No. 20200715-0077602, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $-0-.

Subscribed and sworn to before me this the 14th day of May, 2025.

Affiant

Notary Public

My Commission Expires: _____

COVINGTON G DISMUKES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES DECEMBER 13 2025

This is improved property known as 213 Blanchard Place, Nashville, TN 37214.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 14th day of May, 2025.

**BAKER EDMOND REYNOLDS**

**JOHN E. REYNOLDS**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN E. REYNOLDS**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 14th day of May, 2025.

Notary Public

My Commission Expires: _____

COVINGTON G DISMUKES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES DECEMBER 13 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BAKER EDMOND REYNOLDS**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 19th day of May, 2025.

Notary Public My Commission Expires:_____

