Karen Johnson Davidson County
Batch # 1346905 DEEDWARR
11/17/2025 09 33 48 AM 3 pgs
Fees $17 00 Taxes $0 00
20251117-0091250

Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 067 00 0 106.00

WARRANTY DEED

Property Address & New Owner
DAVID A. BLOODWORTH or
VIRGINIA K. BLOODWORTH, Trustees of the
BLOODWORTH REVOCABLE LIVING TRUST
4984 Old Hickory Boulevard
Nashville, TN 37218

Mail Tax Statement to
David A. Bloodworth
Virginia K. Bloodworth
1324 Forrest Park Drive
Nashville, TN 37205

The **GRANTORS, VIRGINIA K. BLOODWORTH and DAVID A. BLOODWORTH, wife and husband,** as tenants by the entirety, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm the below-described property to:

DAVID A. BLOODWORTH or VIRGINIA K. BLOODWORTH,
Trustees of the BLOODWORTH REVOCABLE LIVING TRUST,
dated November 7, 2025

The BLOODWORTH REVOCABLE LIVING TRUST is a trust qualifying under Tenn. Code Ann. § 35-15-510, or any amendment thereto, as a "Tenancy by the Entirety Trust" designated to receive and own property titled as tenancy by the entirety prior to a transfer to the trust.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Tract No. 11 of the Edie I. Bateman Farmer heir's lands, in the 13th Civil District, Davidson County, Tennessee, described according to an unrecorded survey by James & Moore Company, Inc., Dickson Tennessee, March 31, 1975 as follows:
>
> Beginning at an iron pin on the south margin of Old Hickory Boulevard, said iron pin being in the common corner of Tract 10 and Tract 11; thence South 36 deg. 00' East 1163.76 feet to an iron pin located in the northwesterly boundary of the J.W. Stewart and R.W. Parker lands; thence North 42 deg. 51' East 173.00 feet to an iron pin; thence North 36 deg. 00' West 1130.31 feet along the common boundary between Tract No. 11 and Tract No. 12 to an iron pin in the southerly margin of Old Hickory Boulevard; thence South 53 deg. 59' West 170 feet along the southerly margin of Old Hickory Boulevard, to a point of beginning, said tract containing 4.47 acres, more or less.

Being the same property conveyed to VIRGINIA K. BLOODWORTH and DAVID A. BLOODWORTH, wife and husband, by Warranty Deed of record at Instrument No. 20220909-0101325 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all enforceable restrictions and easements of record and in existence.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do hereby covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument. The preparer of this deed makes no representation as to the status of title to the property described hereto. 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 provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 7th day of November, 2025, by the undersigned.

VIRGINIA K. BLOODWORTH

DAVID A. BLOODWORTH

STATE OF TENNESSEE

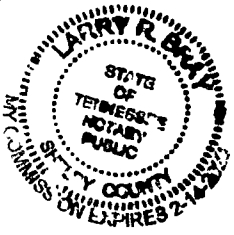
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **VIRGINIA K. BLOODWORTH** and **DAVID A. BLOODWORTH**, to me known to be the persons described in (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 7th day of November, 2025.

NOTARY PUBLIC

My Commission Expires: 2/14/29



THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(C)(vi).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this 7th day of November, 2025.

NOTARY PUBLIC

My Commission Expires: 2/14/29

