This instrument was prepared by
DLO TITLE, LLC
101 SE Parkway Court, Suite 220
Franklin, TN 37064-3982

Karen Johnson Davidson County
Batch # 1350654 DEEDQC
11/25/2025 10 29 56 AM 2 pgs
Fees $12 00 Taxes $0 00
20251125-0093959

No oath of value required pursuant to Tenn. Code Ann. §67-4-409(a)(1)(C)(iv).

This Instrument was prepared by information provided by the parties with no title examination being made, and the parties hereto hold DLO Title, LLC, its members, employees, attorneys, and assigns harmless from any and all liability in connection herewith. DLO Title, LLC is not the Settlement Agent for this transaction for I.R.S. reporting requirements or for any other purpose.

Address of New Owner:	Send Tax Bill to:	Map-Parcel:
Benjamin Clay Blackburn, Co-Trustee Charles Flint Blackburn, Co-Trustee 512 Pearre Springs Way Franklin, TN 37064	SAME	Map 142 Parcel 2.00

EXECUTOR'S DEED

KNOW ALL MEN BY THESE PRESENTS that **Benjamin Clay Blackburn, Executor of the Estate of Charles Edward Blackburn,** for and in consideration of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and in connection with the distribution and closing of the Estate of Charles Edward Blackburn, the decedent's Will having been duly admitted to probate in Davidson County, Tennessee Circuit Court, Probate Division, Docket Number 24P1190, hereby quitclaim unto **Benjamin Clay Blackburn and Charles Flint Blackburn, Co-Trustees of the 2007 Charles Edward Blackburn Inter Vivos Trust,** and their successors in trust, all right, title, and interest in a certain tract of land in DAVIDSON County, Tennessee, described as follows:

Land in Davidson County, Tennessee, and being Lot 1 on the plan of Cross Timbers, Section I, of record in Book 3700, Page 37, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

This conveyance is subject to the restrictions and reservations of record in Book 3949, Page 258; and further subject to all matters shown on plat of record in Book 3700, Page 37; all in the Register's Office of Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to C. Edward Blackbum by Quitclaim Deed from Emily Blackburn, of record in Instrument No. 20070315-0031878, Register's Office for Davidson County, Tennessee. The said C. Edward Blackburn having

died April 23, 2024, and his Will having been duly admitted to probate in Davidson County, Tennessee Circuit Court, Probate Division, Docket Number 24P1190, and Item V, Section E, of said Will empowers the Executor to fully administer the probate real estate.

This is improved property known as **7500 Hwy 70 South, Nashville, TN 37221** (formerly known as 101 Carriage Drive, Bellevue, TN 37221).

This conveyance is made and executed by an executor to implement a testamentary devise.
WITNESS my hand this 21st day of November, 2025.

Benjamin Clay Blackburn
Executor of the Estate of Charles Edward Blackburn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Benjamin Clay Blackburn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executor of the Estate of Charles Edward Blackburn, the within named bargainor, a Davidson County, Tennessee probate estate, and that he as such Executor executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by himself as Executor.

Witness my hand, at office, this 21st day of November, 2025.

Notary Public
My Commission Expires: _____

