Karen Johnson Davidson County
Batch# 1386955 DEEDWARR
03/02/2026 09:38:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260302-0015981

THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HAYES LAW, PLLC
112 WESTWOOD PLACE, SUITE 310
BRENTWOOD, TENNESSEE 37027
(615) 866-6800

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

KIMBERLY C. BLEVINS, as Trustee, Affiant

Subscribed and sworn to before me,
this 26th day of February, 2026.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-28-2029

Notary Public

My Commission Expires: 5/28/2029

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Kimberly C. Blevins, as Trustee of the Kimberly C. Blevins Revocable Trust 1205 Canterbury Drive Nashville, TN 37205	Kimberly C. Blevins, as Trustee of the Kimberly C. Blevins Revocable Trust 1205 Canterbury Drive Nashville, TN 37205	Map 130-9 Parcel 160

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **KIMBERLY C. BLEVINS**, a married person (the "Grantor"), have bargained and sold, and by these presents do transfer and convey, unto **Kimberly C. Blevins, as Trustee of the KIMBERLY C. BLEVINS REVOCABLE TRUST, as amended and restated under agreement dated February 26, 2026**, its successors and assigns (the "Grantee"), certain real property located in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, in the City of Belle Meade, being Lot No. 14 of Block No. 3 on the Plan of the Highlands of Belle Meade No. 1, as of record in Book 547, page 180, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by W. Bradford Blevins and wife, Kimberly C. Blevins to Kimberly C. Blevins by Quitclaim deed dated October 31, 2019, recorded as Instrument No. 20200121-0007545, in the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1205 Canterbury Drive, Nashville, Tennessee 37205.

This property is subject to a Deed of Trust granted to Pinnacle National Bank dated August 25, 2011, with a maximum principal indebtedness of $1,000,000, recorded as Instrument No. 20110922-0073511, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself and her successors and representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the subject property.

WITNESS my hand this 26th day of February, 2026.

KIMBERLY C. BLEVINS

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KIMBERLY C. BLEVINS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, swore and acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 26th day of February, 2026.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-28-2029

Notary Public
My Commission Expires: 5/28/2029

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, do hereby make oath that I am a licensed attorney and/or 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 February 27, 2026.

2-27-2026
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 27th day of February, 2026.

Lisa D. Hill
Notary Public

My Commission Expires: 5/28/2029

Notary's Seal (if on paper)

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-28-2029