Karen Johnson Davidson County
Batch # 1421596 DEEDQC
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Fees: $12.00 Taxes: $0.00
20260518-0044117

PREPARED BY:

Tara J. Cowan Olver,
Attorney at Law
Cowan and Cowan Law Firm, LLP
110 N. Tatum St.
Woodbury, TN 37190
(615) 563-4052

SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNER:

Buford Wade Blackwell and
Cynthia M. Blackwell, Co-Trustees
193 Babb Drive
Joelton, TN 37080

BUFORD WADE BLACKWELL and CYNTHIA BLACKWELL, husband and wife

TO:

BUFORD W. BLACKWELL and CYNTHIA M. BLACKWELL, CO-TRUSTEES OF THE BUFORD W. AND CYNTHIA M. BLACKWELL LIVING TRUST, DATED AUGUST 20, 2025

QUITCLAIM DEED

Tax Map & Parcel:
014 00 0 073.00 &
021 00 0 336.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, we, **BUFORD WADE BLACKWELL and CYNTHIA M. BLACKWELL, husband and wife**, have this day bargained and sold and hereby convey, remise, release, and forever quitclaim unto **BUFORD W. BLACKWELL and CYNTHIA M. BLACKWELL, CO-TRUSTEES OF THE BUFORD W. AND CYNTHIA M. BLACKWELL LIVING TRUST, DATED AUGUST 20, 2025,** their successors and assigns, all right, title, and interest in the following described real estate in DAVIDSON COUNTY, TENNESSEE, and described as follows, to wit:

TRACT NO. 1

014 00 0 073.00

BEING described according to an unrecorded survey made by Hickerson & Hickerson Engineers, dated July 9, 1964, revised October 20, 1964, and revised May 31, 1965, as follows, to-wit:

Beginning at a point 640 feet on the westerly margin of Douglas Road from the northwest corner of Clarksville Highway and Douglas Road; thence North 79° 45' West, a distance of 605.0 feet to a point; thence North 00° 25' East, 143 feet to a point; thence South 79° 30' East, 590.0 feet to a point in the westerly margin of Douglas Road; thence along the westerly margin of Douglas Road in a southerly direction of 150.0 feet to the point of beginning, said tract of land containing 2.0 acres, more or less.

BEING the property conveyed to Buford Wade Blackwell and Cynthia Blackwell, husband and wife, by Warranty Deed from Colton Joseph Oslund, of record in Book 20140530 – 0046747, of the Register's Office for Davidson County, Tennessee.

TRACT NO. 2

021 00 0 336.00

BEING Lot No. 8 of the unrecorded William Gifford Subdivision tract in the 14th Civil District of Davidson County, Tennessee, described according to a survey by Bruce Rainey, Surveyor, #823, and known as Job No. 80-247, as follows:

Lot No. 8 begins at a point in the center and at the end of a privately maintained road at the common boundary between Lots 7 and 8; thence southeasterly along said common boundary S 40° 18' 50" E 554.26 feet to a point in the southeasterly common boundary of Lots 7 and 8; thence N 79° 32' 40" E, 59.00 feet to a point; thence S 65° 22' 49" E 172.37 feet to a point at the common boundary between Lots 8 and 9; thence northerly along said common boundary N 8° 34' 13" W 779.60 feet to a point in the center of a privately maintained road; thence southeasterly along the center of said roadway S 57° 51' 50" W 539.84 feet to the point of beginning, containing 5.15 acres, more or less.

Together with an agreement to maintain private roadway of record in Book 6697, Page 795, and an easement for roadway, public utility, and anchor of record in Book 6818, Page 856, Register's Office for Davidson County, Tennessee.

BEING the property conveyed to Buford Wade Blackwell and Cynthia Blackwell, husband and wife, by Warranty Deed from Ronnie Rippetoe and Maria Rippetoe, husband and wife, of record in Book 20141210 – 0112963, of the Register's Office for Davidson County, Tennessee.

Buford Wade Blackwell and Buford W. Blackwell are one and the same person. Cynthia Blackwell and Cynthia M. Blackwell are one and the same person.

THESE tracts are subject to all lawful encumbrances, easements, setback lines, applicable plats, restrictions, etc. of record and applying to the within-described property and to the zoning regulations of the appropriate governmental body.

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

WITNESS our hands on the date attested to below.

Buford Wade Blackwell
BUFORD WADE BLACKWELL

Cynthia Blackwell
CYNTHIA BLACKWELL

STATE OF TENNESSEE)
:
COUNTY OF CANNON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **BUFORD WADE BLACKWELL and BUFORD WADE BLACKWELL, husband and wife**, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office, this the 15th day of May, 2026.

Tara J. Cowan Olver
Notary Public for the State of Tennessee
My Commission Expires: 04-08-2030

TARA J. COWAN OLVER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF CANNON

I hereby swear or affirm that this transfer is exempt from transfer tax by T.C.A. §67-4-409(a)(1)(C)(vi).

Buford Wade Blackwell
Affiant

Subscribed and sworn to before me on this the 15th day of May, 2026.

Tara J. Cowan Olver
Notary Public for the State of Tennessee
My Commission Expires: 04-08-2030

TARA J. COWAN OLVER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF CANNON

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