Karen Johnson Davidson County
Batch # 1421596 DEEDQC
05/18/2026 09:01 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260518-0044118

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

CYNTHIA MAYO BLACKWELL and BUFORD WADE BLACKWELL

TO:

BUFORD W. BLACKWELL and CYNTHIA M. BLACKWELL, CO-TRUSTEES OF THE BUFORD W. AND CYNTHIA M. BLACKWELL LIVING TRUST, DATED MAY 15, 2026

QUITCLAIM DEED

Tax Map & Parcel:
021 00 0 335.00

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, **CYNTHIA MAYO BLACKWELL and BUFORD WADE BLACKWELL,** 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 MAY 15, 2026,** 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:

BEING Lot No. 7 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. 7 begins at a point in the center and at the end of a privately maintained road at the common boundary between Lots 6 and 7; thence southwesterly along said common boundary S 35 degrees 54 minutes 43 seconds W 169.21 feet to a point; thence S 29 degrees 30 minutes 50 seconds W 558.10 feet to a point in the southwesterly common boundary of Lots 6 and 7; thence N 79 degrees 47 minutes 03 seconds E 142.74 feet to a point; thence S 81 degrees 15 minutes 00 seconds E 131.95 feet to a point; thence S 77 degrees 08 minutes 04 seconds E 71.65 feet to a point; thence N 43 degrees 3 minutes 23 seconds E 146.03 feet to a point in the common boundary between Lots 7 and 8; thence N 40 degrees 18 minutes 50 seconds W 554.26 feet along said common boundary to the point of beginning, containing 5.21 acres, more or less.

BEING the property conveyed to Cynthia Mayo Blackwell by Warranty Deed from Cynthia Mayo Blackwell and Buford W. Blackwell of record in Book 20080918 – 0095191, of the Register's Office for Davidson County, Tennessee.

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. Cynthia M. Blackwell and Cynthia Mayo Blackwell are one and the same person.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises. Buford Wade Blackwell joins in this conveyance to convey any interest he has by virtue of his marriage to Cynthia Mayo Blackwell.

WITNESS our hands on the date attested to below.

CYNTHIA MAYO BLACKWELL

BUFORD WADE 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, **CYNTHIA MAYO BLACKWELL and BUFORD WADE BLACKWELL**, 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 TENNESSEE NOTARY PUBLIC COUNTY OF CANNON

Notary Public for the State of Tennessee
My Commission Expires: 04-08-2030

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

Affiant

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

TARA J. COWAN OLVER TENNESSEE NOTARY PUBLIC COUNTY OF CANNON

Notary Public for the State of Tennessee
My Commission Expires: 04-08-2030

NOTICE: FAILURE TO PROPERLY RECORD THIS INSTRUMENT IN THE REGISTER OF DEEDS OFFICE COULD SERIOUSLY JEOPARDIZE YOUR RIGHTS. THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY. NO TITLE SEARCH WAS PERFORMED. DESCRIPTIONS WERE COPIED FROM PREVIOUS DEEDS. THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN OR AS TO THE ACCURACY OF THE DESCRIPTION.