QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 238 DEEDQC
09/11/2017 03:31:12 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20170911-0093048

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 day of September, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-15-19

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
S. RUFFIN CRAIG
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

The Law Office of S. Ruffin Craig, Jr., PLLC
5115 Maryland Way
Brentwood, Tennessee 37027

This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christine M. Blackburn	Same	MAP 82-05
(NAME)	(NAME)	PARCEL 86
1729 Third Avenue, North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Christine M. Blackburn, ("Grantor"), of Davidson County, Tennessee, does hereby bargain, sell, remise, release, quit claim and convey unto to Christine M. Blackburn for life and thereafter to Kennard Blackburn and Bernard Fitzgerald Blackburn, their heirs and assigns, all of Grantor's right, title and interest in and to certain tracts or parcels of real estate located in Davidson County, Tennessee, described as follows to wit:

LAND in Davidson County, Tennessee, being Part of Lot No. 23 on the Map of D.T. McGavock's Addition, as of record in Book 21, page 7, Register's Office for said County, described according to a survey by T.R. Sanford, Surveyor, dated May 18, 1961.

Said Part of said Lot fronts 62.5 feet on the westerly side of 3rd Avenue, North formerly College Street, and extends back 116.5 feet, more or less, on the southerly line and 116 feet, more or less, on the northerly line, along the southerly margin of Buchanan Street, to a dead line on the rear on which it measures 62.5 feet.

BEING the same property conveyed to Christine M. Blackburn, unmarried, by Quitclaim Deed from James M. Blackburn, Jr. and Christine M. Blackburn, formerly married, of record in Book 10495 page 313, Register's Office for Davidson County, Tennessee.

[Description Reference: The description is the same as that used in the last deed prior to this transaction.]

This is improved property, known as **1729 3rd Avenue, N., Nashville, TN 37208.**

SAID property is subject to such conveyances which may have affected the property conveyed herein and only conveys that land which can be shown by survey and or detailed title search, no warranty as to accuracy of description is implied or expressed.

SAID property is conveyed subject to such limitations, restrictions and encumbrances, as may affect the premises with no warranty expressed or implied, Grantor conveys only such interest as he/she may have.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 8 day of September 2017.

Christine Blackburn

Christine M. Blackburn

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally, appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Christine M. Blackburn, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 8 day of September 2017.

S. RUSTIN CRAIG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Commission expires: 5-5-19

S. Rustin Craig
Notary Public

Witness my hand this 8th day of September 2017.

Kennard Blackburn

Kennard Blackburn

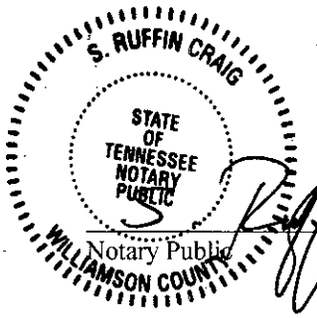
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally, appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Kennard Blackburn, the bargainee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 8 day of September 2017.

Commission expires: 5-5-19



Notary Public

Witness my hand this 8 day of September 2017.

Bernard Fitzgerald Blackburn

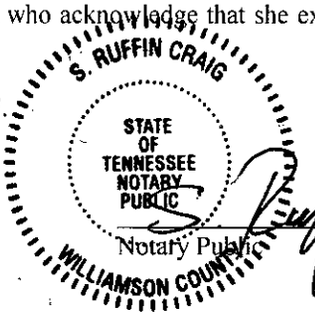
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally, appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Bernard Fitzgerald Blackburn, the bargainee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 8 day of September 2017.

Commission expires: 5-5-19



Notary Public

RETURN TO:
The Law Office of S. Ruffin Craig, Jr., PLLC
5115 Maryland Way
Brentwood, Tennessee 37027