Karen Johnson Davidson County
Batch# 287448 DEEDQC
09/18/2019 10:22:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20190918-0094644

Commitment Number: 25200188
Seller's Loan Number: 3001843349

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

**New Property Owner/Mail Tax Statements To:**
**MARCIA BLAIR**, 1613 SUMNER AVENUE, NASHVILLE, TN 37206

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 083-06-0-023.00**

## QUITCLAIM DEED

**Exempt: Section 67-4-409(a)(3)(E): Are domestic settlement decrees and/or domestic decrees and/or deeds that are an adjustment of property rights between divorcing parties**

**CHRISTOPHER E. BLAIR**, unmarried, whose mailing address is **84 Rainwater Dr., Aylett, VA 23009**, and **MARCIA A. BLAIR A/K/A MARCIA BLAIR**, unmarried, whose mailing address is **1613 SUMNER AVENUE, NASHVILLE, TN 37206**, a formerly married couple who are now divorced pursuant to the Final Decree filed in Davidson County, Tennessee in Case No. 15D-1213 on December 29, 2015, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **MARCIA BLAIR**, unmarried, hereinafter grantee, whose tax mailing address is **1613 SUMNER AVENUE, NASHVILLE, TN 37206**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

**BEING LOT NO. 28 ON THE PLAN SHOWING SUBDIVISION OF LOTS 8, 9, 10 AND PART OF LOT NO. 7 OF BLOCK "A", LOTS 13 AND 14 OF BLOCK "B" AND ALL OF BLOCK "C" IN THE SUBDIVISION OF WEAKLEY HOME PLACE, AS OF RECORD IN BOOK 547, PAGE 12, REGISTER'S OFFICE FOR DAVIDSON COUNTY,**

**TENNESSEE. SAID LOT NO. 28 FRONTS 50 FEET ON THE NORTHERLY SIDE OF SUMNER STREET AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY. BEING THE SAME PARCEL CONVEYED TO CHRISTOPHER E. BLAIR AND WIFE, MARCIA A. BLAIR FROM RICHARD BLAIR BY VIRTUE OF A DEED DATED MAY 5, 2003, RECORDED MAY 15, 2003, AS INSTRUMENT NO. 20030515-0066301, COUNTY OF DAVIDSON, STATE OF TENNESSEE. Assessor's Parcel No: 083-06-0-023.00**
**Property Address is: 1613 SUMNER AVENUE, NASHVILLE, TN 37206**

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Instrument No. 20030515-0066301 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 083-06-0-023.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on July 24, 2019:

Christopher E. Blair

**CHRISTOPHER E. BLAIR**

STATE OF VIRGINIA
COUNTY OF KING WILLIAM

The foregoing instrument was acknowledged before me on July 24, 2019 by **CHRISTOPHER E. BLAIR** who is personally known to me or has produced his DRIVER'S LICENSE as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Linwood H. Scott
Notary Public

LINWOOD H. SCOTT
NOTARY PUBLIC
REG # 144932
MY COMMISSION EXPIRES
10/31/2022
COMMONWEALTH OF VIRGINIA

Marcia A Blair a/k/a Marcia Blair

**MARCIA A. BLAIR A/K/A MARCIA BLAIR**

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on August 19, 2019 by **MARCIA A. BLAIR A/K/A MARCIA BLAIR** who is personally known to me or has produced DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Carrie Meredith
Notary Public

Com. Exp. 7-12-2021

CARRIE MEREDITH
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ Ø.

Subscribed and sworn to before me

This 19 day of August, 2019.

Marcia A. Blair a/k/a
Marci Blair
Affiant

Marcia A. Blair a/k/a
Marcia Blair
Print Name




(Seal)

Carrie Meredith
Notary Public

My commission expires:

7-12-2021

Carrie Meredith
Print Name

# True Copy Cerification

I, Amy Cox, do hereby make oath that I am a licensed attorney and/or the
*Signer's Name*

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

*Signature*

State of Pennsylvania

County of Allegheny

Personally appeared before me, Lissette Anne Moree, a notary public for this county and
*Notary's Name*

state, Amy Cox, who acknowledges that this certification of an electronic
*Signer's Name*

document is true and correct and whose signature I have witnessed.

*Notary Signature*

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries