Karen Johnson Davidson County
Batch# 307860 DEEDQC
10/29/2019 12:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191029-0110912

Name and Address of New Owner:
Rosie Blakemore
2637 Delk Avenue
Nashville, TN 37208

Send Tax Bills To:
Rosie Blakemore
2637 Delk Avenue
Nashville, TN 37208

This Instrument Prepared By:
Tennessee Title Services LLC
547 N Mt Juliet Rd
Ste. 100
Mt. Juliet, TN 37122

Map & Parcel No: 081-10-0-053.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Rosie Blakemore, a single woman**"the Grantor," convey and quitclaim unto **Rosie Blakemore, a single woman, and Kamela Hardy, unmarried, tenants in common** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Revised Section Two, Normal Heights of record in Plat Book 2330, Page (s) 53 and 54, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. **Said Lot No. 39 fronts 50 feet on the Southwesterly side of Delk Avenue and runs back between parallel lines 150.3 feet to the right-of-way of the Tennessee Central Railroad.

Being the same property conveyed to Rosie Blakemore, a single woman by Warranty deed from Ernest Alexander Valentine, unmarried of record in Instrument No. 20051230-0156957 Register's Office for Davidson County, Tennessee, dated December 29, 2005 and recorded on December 30, 2005. (Value of consideration shown in aforementioned deed $85,490.00.) Being also known as 2637 Delk Avenue Nashville, Tennessee 37208.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 24th day of October, 2019.

Rosie Blakemore (SEAL)
Rosie Blakemore

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Rosie Blakemore**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 24th day of October, 2019.

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary Public
My commission expires: 2/28/23

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, **is $0.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
24th day of October, 2019.

Notary Public
My commission expires: 2/28/23

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

File # MQ19-0372

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)