Karen Johnson Davidson County
Batch# 309632 DEEDQC
11/01/2019 11:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191101-0112629

This Instrument Prepared By: Marissa L. Keen, Esq.
2126 21st Avenue, South
Nashville, Tennessee 37212

THIS QUITCLAIM DEED IS PREPARED BY INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE SEARCH. THE PREPARER IS HELD HARMLESS FOR THE STATE OF THE TITLE OR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

Address of New Owner:	Send Tax Bills To:	Record Book: _____
Richard A. Blair 2804 Blackwood Dr. Nashville, TN 37214	Mortgagee	Page: _____ Map: 108-4-0 Group: A Parcel: 25CO
Mortgagee: Wells Fargo Home Mortgage P. O. Box 10335 Des Moines, IA 50306		

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 sufficiency of which are hereby acknowledged, and the mutual covenants and duties of the parties, Connie S. Blair (hereinafter "Grantor"), hereby conveys, remises, releases and forever quitclaims unto Richard A. Blair (hereinafter "Grantee"), his successors and assigns, all her right, title and interest in a certain tract and parcel of land attached to the property located at 2804 Blackwood Dr. Nashville, Tennessee, 37214, Davidson County, Tennessee. and being more particularly described as the following tract of real estates:

> Land in Davidson County, Tennessee, being Lot No. 75 of Section Two, Villages of Larchwood of record in Plat Book 7900, page 326, Register's Office for Davidson, County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Richard A. Blair and wife Connie S. Blair, by warranty deed from Kevin Duane Neely and wife, Juanita R. Neely (f/k/a Juanita R. Jordan) instrument number 20001128-0116759 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kevin Duane Neely and Juanita R. Jordan, both unmarried, by deed from Frank Batson Homes, Inc. of record in Book 8907, page 1, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Property. Grantor only conveys Grantor's interest in the Property.

This conveyance is further subject to taxes for the year 2019, which have been assumed by the Grantee. Grantee further assumes responsibility for all rollback taxes, if any, assessed against the Property.

Witness my hand this 8th day of October, 2019. Connie S. Blair
CONNIE S. BLAIR

Witness my hand this 1st day of November, 2019. Richard Alan Blair
RICHARD A. BLAIR

STATE OF Louisiana)
COUNTY/PARRISH Calcasieu)

Personally, appeared before me, the undersigned Notary Public, in and for said County/Parrish and State, the within named CONNIE S. BLAIR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 8th day of October, 2019.

ANNA MARIE BRUNER
Notary Public
Parish of Cameron
State of Louisiana
#81949

Anna Marie Bruner
NOTARY PUBLIC
My commission expires: Upon Death

STATE OF TENNESSEE)
COUNTY DAVIDSON)

Personally, appeared before me, the undersigned Notary Public, in and for said County and State, the within named RICHARD A. BLAIR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 1st day of November, 2019.

CHARLES CLINT GRISSOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Charles Grissom
NOTARY PUBLIC
My commission expires: 9/6/22

STATE OF Louisiana)
COUNTY/PARRISH Calcasieu)

The actual consideration of value for this transfer is $0.00.

Connie S. Blair
CONNIE S. BLAIR

Witness my hand and official seal this the 8th day of October, 2019.

Anna Marie Bruner
NOTARY PUBLIC

My commission expires: Upon Death

ANNA MARIE BRUNER
Notary Public
Parish of Cameron
State of Louisiana
#54949

STATE OF TENNESSEE)
COUNTY DAVIDSON)

The actual consideration of value for this transfer is $0.00.

Richard A. Blair
RICHARD A. BLAIR

Witness my hand and official seal this the 1st day of November 2019.

Charles Grisson
NOTARY PUBLIC

My commission expires: 9/6/22

CHARLES CLINT GRISSOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY