QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 312836 DEEDQC
11/07/2019 01:30:16 PM 9 pgs
Fees: $47.00 Taxes: $0.00

20191107-0115249

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF November, 2019.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mildred Osteen	**Same**	
(NAME)	(NAME)	**105-4 128.00**
16 Shepard Street		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

TOMMIE BLACKMAN, CLETUS BLACKMAN, BRENDA LIVINGSTON, ELVIS T. WILLIAMSON, JR, RONALD WILLIAMSON, CARLOS WILLIAMSON, JEFFREY WILLIAMSON, REGINALD WILLIAMSON, CURTIS WILLIAMSON, JERRY BLACKMAN JR, GERALDINE GREER, JEWEL BLACKMAN KENZLER, ANTHONY BLACKMAN, MALISHA BLACKMAN GOODNER, MICKLE BLACKMAN, MARY BLACKMAN, BETTY HAMILTON BLACKMAN, CARLA BLACKMAN, CAROLYN CRUTCHER, CARL BLACKMAN, TERESA ANN BLACKMAN ("GRANTORS")

HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MILDRED OSTEEN ("GRANTEE")

HER HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERN HALF OF LOT 19 IN THE HOMESTEAD PLAN OF THE LATE JOHN TRIMBLE, AS LAID OFF BY W. SOUTHGATE, SURVEYOR; SAID PLAN IS RECORDED IN PLAT BOOK 57, PAGE 53, REGISTER'S OFFICE FOR SAID COUNTY.

SAID WESTERN HALF OF LOT 19 FRONTS 25 FEET ON TENNESSEE STREET AND RUNS BACK BETWEEN PARALLEL LINES ABOUT 139 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO **MRS. MARINDA HOLLINS** BY DEED FROM **W.D. PEYTON AND WIFE, MARY S. PEYTON**, RECORDED APRIL 7, 1906 IN BOOK 332, PAGE 52; REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO **JOHN T. BLACKMAN, SR.** BY FINAL DECREE CONFIRMING SALE, RECORDED JULY 20, 1990 IN BOOK 8157, PAGE 110, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID **JOHN T. BLACKMAN SR.**, HAVING SINCE DIED INTESTATE ON JUNE 21, 1991. PER AFFIDAVIT OF HEIRSHIP RECORDED IN DAVIDSON COUNTY REGISTER OF DEEDS IN INSTRUMENT NUMBER 20191107-0115239 ON SEPTEMBER 23, 1994, THE HEIRS-AT-LAW OF JOHN T. BLACKMAN SR., ARE **JOHN T. BLACKMAN JR., CHARLES BLACKMAN, JAMES E. ASHSHAHEEDU, MARY WILLIAMSON, JERRY BLACKMAN, GERALDINE GREER, ANNETTE BLACKMAN, JENNETT BLACKMAN, CARL BLACKMAN, ISIAH BLACKMAN, MILDRED K. OSTEEN, ROSETTA BLACKMAN AND CAROLYN CRUTCHER.**

THE SAID **JOHN T. BLACKMAN JR.**, HAVING SINCE DIED INTESTATE ON MARCH 7, 2006. HIS INTEREST IN THE SAID PROPERTY VESTED AT HIS DEATH IN **TOMMIE BLACKMAN AND CLETUS BLACKMAN** AS HIS LEGAL HEIRS AT LAW, AS EVIDENCED BY AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NUMBER 20191107-0115240 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID **CHARLES BLACKMAN** HAVING SINCE DIED INTESTATE ON OCTOBER 26, 1998. HIS INTEREST IN THE SAID PROPERTY VESTED AT HIS DEATH IN **DONNA BLACKMAN AND BRENDA LIVINGSTON** AS HIS LEGAL HEIRS AT LAW AS EVIDENCED BY AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NUMBER 20191107-0115241 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID **DONNA BLACKMAN** HAVING SINCE DIED INTESTATE ON FEBRUARY 15, 2019. HER INTEREST IN THE SAID PROPERTY VESTED AT HER DEATH IN **SHARONDA MARTIN** AS HER LEGAL HEIR AT LAW, AS EVIDENCED BY AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NUMBER 20191107-0115242 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID **MARY E. WILLIAMSON** HAVING SINCE DIED INTESTATE ON MAY 30, 2001. HER INTEREST IN THE SAID PROPERTY VESTED AT HER DEATH IN **ELVIS T. WILLIAMSON, JR, RONALD WILLIAMSON, CARLOS WILLIAMSON, JEFFREY WILLIAMSON, REGINALD WILLIAMSON, AND CURTIS WILLIAMSON** AS HER LEGAL HEIRS AT LAW AS EVIDENCED BY AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NUMBER 20191107-0115243 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID **JERRY BLACKMAN** HAVING SINCE DIED INTESTATE ON MAY 29, 2012. HIS INTEREST IN THE SAID PROPERTY VESTED AT HIS DEATH IN **JERRY BLACKMAN, JR AND TERESA ANN BLACKMAN**, HIS LEGAL HEIR AT LAW AS EVIDENCED BY AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NUMBER 20191107-0115244 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID **ANNETTE BLACKMAN** HAVING SINCE DIED INTESTATE ON JULY 10, 2012. HER INTEREST IN THE SAID PROPERTY VESTED AT HER DEATH IN **GERALDINE GREER, CARLA BLACKMAN, ISIAH BLACKMAN, MILDRED OSTEEN, ROSETTA BLACKMAN, CAROLYN CRUTCHER, CARL BLACKMAN**, AS HER LEGAL HEIRS AT LAW AS EVIDENCED BY AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NUMBER 20191107-0115245 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID **JENNETT BLACKMAN** HAVING SINCE DIED INTESTATE ON FEBRUARY 26, 2010. HER INTEREST IN THE SAID PROPERTY VESTED AT HER DEATH IN **JEWEL BLACKMAN KENZLER, ANTHONY BLACKMAN, MICKLE BLACKMAN, MARY BLACKMAN, AND MALISHA BLACKMAN GOODNER**, AS HIS LEGAL HEIRS AT LAW AS EVIDENCED BY AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NUMBER 20191107-0115246 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID **ISIAH BLACKMAN** HAVING SINCE DIED INTESTATE ON NOVEMBER 20, 2018. HIS INTEREST IN THE SAID PROPERTY VESTED AT HIS DEATH IN **BETTY HAMILTON BLACKMAN** AS HIS LEGAL HEIR AT LAW AS EVIDENCED BY AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NUMBER 20191107-0115247 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID **ROSETTA BLACKMAN** HAVING SINCE DIED INTESTATE ON OCTOBER 26, 2016. HER INTEREST IN THE SAID PROPERTY VESTED AT HER DEATH IN **CARLA BLACKMAN** AS HER LEGAL HEIR AT LAW, AS EVIDENCED BY AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NUMBER 20191107-0115248 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **16 Shepard Street, Nashville, TN 37210**

Witness our hands this the 25 day of October, 2019.

Tommie Blackman 1540
TOMMIE BLACKMAN

Cletus Blackman
CLETUS BLACKMAN

Brenda Livingston 5739
BRENDA LIVINGSTON

Elvis T. Williamson Jr. 2960
ELVIS T. WILLIAMSON, JR

Ronald Williamson 2569
RONALD WILLIAMSON

Carlos Williamson 1494
CARLOS WILLIAMSON

Jeffrey Williamson 0141
JEFFREY WILLIAMSON

Reginald Williamson 0299
REGINALD WILLIAMSON

Curtis Williamson 3825
CURTIS WILLIAMSON

1800
JERRY BLACKMAN JR

Geraldine Greer 3494
GERALDINE GREER

Jewell Blackman Kenzler 8744
JEWEL BLACKMAN KENZLER

Anthony Blackman 8189
ANTHONY BLACKMAN

MALISHA BLACKMAN GOODNER → 4350

Mickle Blackman 5626
MICKLE BLACKMAN

Mary Blackman 8229
MARY BLACKMAN

Betty Hamilton Blackman 8801
BETTY HAMILTON BLACKMAN

Carla Blackman 3347
CARLA BLACKMAN

Carolyn Crutcher 3975
CAROLYN CRUTCHER

Teresa Blackman 1359
TERESA ANN BLACKMAN

Carl Blackman 6337
CARL BLACKMAN

STATE OF Tenn)
COUNTY OF Knox)

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

Witness my hand and official seal, this the 25 day of October, 2019.

Notary Public
My Commission Expires: 8/14/2019

STATE OF TN)
COUNTY OF Rutherford)

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

Witness my hand and official seal, this the 22nd day of October, 2019.

Notary Public
My Commission Expires: 06/19/2021

STATE OF Tenn)
COUNTY OF Knox)

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

Witness my hand and official seal, this the 25 day of October, 2019.

Notary Public
My Commission Expires: 8/14/2019

STATE OF Tenn)
COUNTY OF Knox)

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

Witness my hand and official seal, this the 25 day of October, 2019.

Notary Public
My Commission Expires: 8/14/2019

STATE OF Tenn)
COUNTY OF Knox)

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

Witness my hand and official seal, this the 25 day of October, 2019.

Notary Public
My Commission Expires: 11-9-19

BEAL V. BOURNE, II STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

STATE OF Tenn)
COUNTY OF Knox)

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

Witness my hand and official seal, this the 25 day of October, 2019.

Notary Public
My Commission Expires:

BEAL V. BOURNE, II STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

STATE OF Tenn)
COUNTY OF Knox)

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

Witness my hand and official seal, this the 25 day of October, 2019.

Notary Public
My Commission Expires:

BEAL V. BOURNE, II STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

STATE OF Tenn)
COUNTY OF Knox)

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

Witness my hand and official seal, this the 25 day of October, 2019.

Notary Public
My Commission Expires:

BEAL V. BOURNE, II STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

STATE OF Tenn)
COUNTY OF Knox)

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

Witness my hand and official seal, this the 25 day of October, 2019.

Notary Public
My Commission Expires:

BEAL V. BOURNE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

STATE OF Tenn
COUNTY OF Knox

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

Witness my ~~hand~~ and official seal, this the 25 day of October, 2019.

Notary Public
My Commission Expires:

BEAL V. BOURNE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

STATE OF Tenn)
COUNTY OF Knox)

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

Witness my hand and official seal, this the 25 day of October, 2019.

Notary Public
My Commission Expires:

BEAL V. BOURNE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

STATE OF Tenn)
COUNTY OF Knox)

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

Witness my hand and official seal, this the 25 day of October, 2019.

Notary Public
My Commission Expires: 11-02-19

BEAL V. BOURNE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

STATE OF Tenn)
COUNTY OF Knox)

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

Witness my hand and official seal, this the 25 day of October, 2019.

Notary Public
My Commission Expires: 11-5-19

STATE OF TN
COUNTY OF Knox

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

Witness my hand and official seal, this the 25 day of October, 2019.

Notary Public
My Commission Expires:

STATE OF Tennessee
COUNTY OF Knox

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

Witness my hand and official seal, this the 25 day of October, 2019.

Notary Public
My Commission Expires: 5-7-23

STATE OF Tenn)
COUNTY OF Knox)

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

Witness my hand and official seal, this the 25 day of October, 2019.

Notary Public
My Commission Expires:

STATE OF Tenn)
COUNTY OF Knox)

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

Witness my hand and official seal, this the 25 day of October, 2019.

Notary Public
My Commission Expires: 11-9-19

STATE OF Tenn)
COUNTY OF Knox)

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

Witness my hand and official seal, this the 25 day of October, 2019.

Notary Public
My Commission Expires: 11-9-19

STATE OF Tenn)
COUNTY OF Knox)

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

Witness my hand and official seal, this the 25 day of October, 2019.

Notary Public
My Commission Expires: 11-9-19

STATE OF Tenn)
COUNTY OF Knox)

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

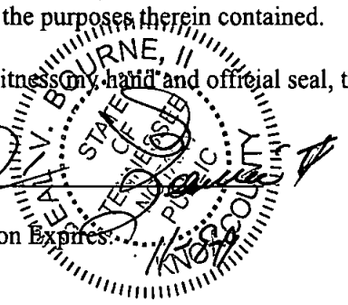
Witness my hand and official seal, this the 25 day of October, 2019.

Notary Public
My Commission Expires: 11-9-19

STATE OF Tenn)
COUNTY OF Knox)

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

Witness my hand and official seal, this the 25 day of October, 2019.



Notary Public
My Commission Expires: _____