Karen Johnson Davidson County
Batch# 360721 DEEDQC
02/20/2020 11:38:08 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200220-0018934

THIS INSTRUMENT WAS PREPARED BY:

Turner Law Offices, P.C.
208 Third Avenue North, Suite 100
Nashville, Tennessee 37201

QUITCLAIM DEED

FROM:

Map and Parcel No.

and

TO: Jeffery C Blackston
Address of New Owner:
112 Bess Ct. S.
Antioch, TN 37013

Send Tax Bills To:
Same

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON COUNTY)

I, Jeffery C Blackston, after being duly sworn according to law, do make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled Jeffery Blackston v. Vicky Blackston, Docket No. 18D1893,The Fourth Circuit Court of Davidson County, Nashville, Tennessee and pursuant to a division of marital property and that there was no monetary consideration given for the transfer.

Jeffery C Blackston

Sworn to and subscribed before me, this 20th day of September, 2019

NOTARY PUBLIC

MANAEN HALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 01/03/2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is -$0-.

Jeffery C Blackston

Witness my hand and official seal at Nashville, Tennessee, this 20th day of September, 2019.

MANAEN HALL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 01/03/2023

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), and other good and valuable consideration, Vicky Blackston, does transfer, quitclaim and convey unto the said Jeffery C Blackston, their heirs, successors, and assigns, all of their rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 80 on the plan of the Resubdivision of Lot Nos. 80 and 81 of Bess Estates, Section 2, as of record in Plan Boak 5060, page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Stanley Ray Judkins and wife, Nicolette Ann Judkins, by deed from Dan Duer and wife, Janie Duer, of record in Book 5124, page 533, Register's Office for Davidson County, Tennessee, the said parties having since divorced and Stanley Ray Judkins having quitclaimed his interest to Nicolette Ann Judkins, in Book 6062, page 779, and re-recorded in Book 6068, page 306, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO:

Restrictive covenants contained in instrument of record in Book 4868, page 132, said Register's Office.

Plan of record in Book 5060, page 20, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Taxes for the year 1993 and subsequent years, a lien, but not yet due and payable.

Mortgage Loan Inspection prepared by John Kohl & Company, P.C. dated July 23, 1993 indicates asphalt driveway encroaches adjoining Lot #79 by 1.3 feet.

This is improved property known as 112 Bass Court South, Antioch, TN 37013.

Witness my hand this 20 day of September, 2019.

Vicky Blackston

Vicky Blackston

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Vicky Blackston, the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee,

this 20th day of September, 2019.

NOTARY PUBLIC

My Commission Expires: 01/03/2025

MANAEN HALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY