Karen Johnson Davidson County
Batch# 402194 DEEDQC
05/18/2020 11:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200518-0051232

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.	STATE OF ~~TENNESSEE~~ Georgia COUNTY OF ~~DAVIDSON~~ Fulton The actual consideration or value, whichever is greater, for this transfer is $-0. Affiant Subscribed and sworn to before me, this 11th day of May, 2020. Notary Public My commission expires: 02/07/2022

THIS INSTRUMENT WAS PREPARED BY:
R. HOUSTON AKIN, ESQ.
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK, SUITE 130A
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
612 Morning Glory Place NE	**Robert Jackman**	**05908023200**
Atlanta, GA 30324	**Same**	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Blacktree Capital, LLC** " GRANTOR", by these presents, does hereby quitclaim and convey unto **Robert Jackman, a single person,** herein called "GRANTEE," his successors, heirs and assigns all of its rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee.**

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows: Land in Davidson County, Tennessee, being Lot No. 85 on the plan of Phase Two, Claymille Station, as of record in Book 6900, page 626, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Blacktree Capital, LLC by Warranty Deed from Robert Jackman, a single person, dated July 27th, 2018, of record in Instrument No. 20180801-0075291, Register's Office of Davidson County, Tennessee.

This is **improved** property known as: **2953 Claymille Blvd., Nashville, TN 37207.**

WITNESS our hands this 11th day of May, 2020.

Blacktree Capital, LLC
By: Robert Jackman
Its: Managing Member

STATE OF Georgia

COUNTY OF Fulton

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Robert Jackman, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is Manager Member of Blacktree Capital, LLC, and that he is authorized by Blacktree Capital, LLC to execute this instrument on its behalf.

Witness my hand this 14th day of May, 2020

Notary Public

My commission expires: 02/07/2022

Notary Public

My Commission Expires: 02/07/2022

202005180051232

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

