This Instrument Prepared by:
NATHANIEL M. COLBURN
Attorney at Law
801 Rep. John Lewis Way S., Ste. 201
Nashville, Tennessee 37203
(615) 255-1212

Karen Johnson Davidson County
Batch# 781480 DEEDQC
12/29/2021 01:27:03 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211229-0171306

This attorney did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	PARCEL ID:
Rosie Blakemore 2637 Delk Avenue Nashville, TN 37208	SAME	081-10-0-053.00

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, we, Rosie Blakemore and Kamela Hardy ("the Grantors"), by these presents do hereby quitclaim and convey unto Rosie Blakemore ("the Grantee"), a life estate, with a right of survivorship to Kamela Hardy so that they hold the property in a joint tenancy. However, so long as Rosie Blakemore lives, she maintains a life estate, and to their heirs, successors and assigns, all right, title and interest in and to the following described tract of land:

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 by Quitclaim deed from Rosie Blakemore, a single woman, and Kamela Hardy, unmarried of record in Instrument No. 201910290110912 Register's Office for Davidson County, Tennessee, dated October 24, 2019 and recorded on October 29, 2019. (Value of consideration shown in aforementioned deed $10.00.) 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 has executed this Quitclaim Deed on this 21st day of December, 2021.

Rosie K. Blakemore
Rosie Blakemore

Kamela Hardy
Kamela Hardy

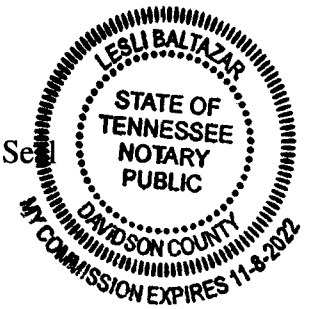
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this 21st day of December, 2021.

Lesli Baltazar
Notary Public
My Commission Expires: 11/8/2022

Seal



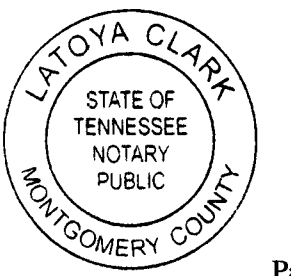
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, **Kamela Hardy**, with whom I am personally acquainted, or proved to me based upon satisfactory information, 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 December, 2021.

LaToya Clark
Notary Public
My Commission Expires: Nov 8, 2022

Seal



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $10.00.

AFFIANT

Sworn to and subscribed before me this
21st day of December, 2021.

Lesli Baltazar
NOTARY PUBLIC

My Commission Expires: 11/8/2022

Seal

