Prepared By:
Name: Michele Burks
Address: 106 Camino Circle, Hendersonville
State: TN Zip Code: 37075

After Recording Return To: /TaxBill:
Name: Carlos Blacksmith
Address: 2710 Dickerson Pike, Nashville
State: TN Zip Code: 37207

TAX PARCEL ID# 096 16 0 146.00

Karen Johnson Davidson County
Batch# 785929 **DEEDQC**
01/10/2022 12:35:06 PM 1 pg
Fees: $12.00 Taxes: $0.00

20220110-0002744

Space Above Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TN
SUMNER COUNTY

THIS QUIT CLAIM DEED, executed this 15th day of December, 2020, between first party, as Grantor, Michele Burks, whose post office address is 106 Camino Circle, County of Sumner, City of Hendersonville, State of Tennessee, and second party, as Grantee, Carlos Blacksmith, whose post office address is 2710 Dickerson Pike, County of Davidson, City of Nashville, State of Tennessee.

WITNESSETH, that Grantor, and in consideration of Ten Thousand Dollars ($10,000.00), and other good and valuable consideration paid by the Grantee, the reciept of which is hereby acknowledged, does hereby remise, release and forever quitclaim unto the Grantee, all the rights, title, interest, and claim in or to the following described parcel of land, and improvements and appurtenances hereto, in Davidson County, TN, to wit:

3307 Percy Priest Drive, Nashville, TN 37214

Legal Description: Lot 252A Larchwood, Section 3, as shown on plat of record in plat book 5200, page 540, amended in plat book 6250, page 524, Registers Office, Davidson County, TN.
Source of title 20180917-0091840
This conveyance is subject to any and all plats, easements, restrictions, and other matters of record.

~~TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtences, estate, title and interest thereto belonging to said Grantee. Grantor covenants with said Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that said land is unencumbered, except for current taxes, and encumberences of record.~~ CLB

GRANTOR further convenants ans binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my hand this the 4th day of Jan, 2022. Michele Burks

State of TN
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michele Burks, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged thst she executed the within instrument for the purposes therein contained.
Witness my hand and official seal, this 4 day of, Jan, 2022.

ELIZABETH PACHCIARZ
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Commission Expires:

Notary Public

My Commission Expires
January 31, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Affiant
Subscribed and sworn before me this the
10 Day of JAN, 2022.
D. Hayes, Deputy Register