AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL210144464LD

Karen Johnson Davidson County
Batch# 812267 DEEDQC
02/28/2022 10:27:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220228-0022238

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 050-02-0A-055-00

QUITCLAIM DEED

THIS DEED made and entered into on this 26th day of January, 2022 by and between **Jessica C. Bell Blackshear F/K/A Jessica C. Bell, a married woman who acquired title as a single woman, joined in execution by her spouse, Craig Blackshear, Sr. and Rickesha N. Bell, a single woman,** a mailing address of 3798 Willow Creek Road, Nashville, TN 37207, hereinafter referred to as Grantor(s) and **Jessica C. Bell Blackshear and Craig Blackshear, Sr., wife and husband and Rickesha N. Bell, a single woman,** a mailing address of 3798 Willow Creek Road, Nashville, TN 37207, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 3798 Willow Creek Road, Nashville, TN 37207

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number: 20140729-0067573, recorded on 07/29/2014 in Davidson County, Tennessee.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Jessica C. Bell Blackshear

F/K/A Jessica C. Bell

Craig Blackshear, Sr.

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Jessica C. Bell Blackshear F/K/A Jessica C. Bell and Craig Blackshear, Sr., the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in 3798 Willow Creek Road Nashville TN 37207, this 26 day of Jan, 2022.

Notary Public
My Commission expires: 9-6-22

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Rickesha N. Bell

Rickesha N. Bell

STATE OF Kentucky
COUNTY OF Jefferson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Rickesha N. Bell, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Kentucky NMN, this 24th day of January, 20 22

Nicole Monique McKinley

Notary Public
My Commission expires: Oct 11. 2023

NICOLE MONQIUE McKINLEY
Notary Public - State at Large
State of Kentucky
Notary ID # 693450
My Commission Expires Oct. 11, 2023

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Rickesha N. Bell
Affiant

Print Name: Rickesha N. Bell

STATE OF Kentucky
COUNTY OF Jefferson

Sworn to before me this 24th day of January, 2022

NICOLE MONQIUE McKINLEY
Notary Public - State at Large
State of Kentucky
Notary ID # 633450
My Commission Expires Oct. 11, 2023

Monique
Nicole McKinley
Notary Public
My Commission Expires: Oct 11. 2023

Name and address for person(s) responsible for taxes:

Jessica C. Bell Blackshear and Craig Blackshear, Sr. and Rickesha N. Bell
3798 Willow Creek Road
Nashville, TN 37207

Name and address of property owner:

Jessica C. Bell Blackshear and Craig Blackshear, Sr. and Rickesha N. Bell
3798 Willow Creek Road
Nashville, TN 37207

LEGAL DESCRIPTION

The following described property situated in the County of DAVIDSON, State of TENNESSEE, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 55 ON THE PLAN OF BELLE ARBOR AS SHOWN ON THE PLAN OF RECORD IN INSTRUMENT NO. 20091221-0115842 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.
BEING THE SAME PROPERTY CONVEYED TO JESSICA C. BELL, A SINGLE WOMAN AND RICKESHA N. BELL, A SINGLE WOMAN FROM WESLEY CRENDHAW AND WIFE, ALLISON SIMMONS, AND ROY LAWRENCE CRENDHAW, MARRIED, DATED 07/21/2014, RECORDED 07/29/2014, DEED INSTRUMENT # 20140729-0067573, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Parcel/APN/Tax ID: 050-02-0A-055-00

Certificate of Authenticity

I, Jennifer Terranova, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 1.24.22.

Date

Jennifer Terranova

Affiant Signature

1.30.22

Date

State of New York

County of Ontario

Sworn to and subscribed before me this 30th day of January, 2022.

Kimberly L. Atkins

Notary Signature

KIMBERLY L. ATKINS
Notary Public, State Of New York
Monroe County, Reg # 01AT5059350
Commission Expires April 22, 2022

My Commission Expires: 04/22/2022

Date

Notary's Seal (if on paper)