Karen Johnson Davidson County
Batch# 834612 DEEDQC
04/05/2022 11:40:33 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220405-0039226

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is NONE.

Craig Blackshear
Affiant, **Craig Blackshear**

Subscribed and sworn to before me on this 5th day of April 2022

LAURA TEK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC
My commission expires: 1/11/2025

This instrument was prepared by:

Laura Tek
Attorney at Law
P.O. Box 280987
Nashville, TN 37228-0987
attorneylauratek@gmail.com

Address New Owner:	Send Tax Bills To:	Map-Parcel #s:
Jessica C. Bell Blackshear 3798 Willow Creek Road Nashville, TN 37207-3751	Same	050-02-0A-055-00

QUITCLAIM DEED

WHEREAS, **Craig Blackshear** and **Jessica C. Bell Blackshear** were married as Husband and Wife and have a marital interest in a certain tract of land in Nashville, Davidson County, Tennessee, described hereinbelow:

> 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 made for a more complete description thereof.
>
> Being the same property conveyed to **Craig Blackshear** from **Jessica C. Bell Blackshear** by quitclaim deed of record at instrument number 20220228-0022238, Register's Office for Davidson County, Tennessee.

WHEREAS, pursuant to the Marital Dissolution Agreement which was entered into between the parties in March of 2022 in the absolute divorce case styled Blackshear v. Blackshear currently pending in the Third Circuit Court for Davidson County, Tennessee, Case No. 21D-1777, **Craig Blackshear** and **Jessica C. Bell Blackshear** have agreed to sever all marital bonds between them and **Craig Blackshear** has agreed to convey all of his right, title and interest in and to the tract of land described hereinabove.

NOW, THEREFORE, for and in consideration of the sum of One and No/100, ($1.00), Dollar, cash in hand paid, and pursuant to the terms of said Marital Dissolution Agreement, **Craig Blackshear**, the Grantor, does hereby remise, release and forever quitclaim unto **Jessica C. Bell Blackshear**, the grantee, her heirs and assigns, all of his right, title and interest in and to a certain tract of land in Nashville, Davidson County, Tennessee, described hereinbelow:

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 made for a more complete description thereof.

Being the same property conveyed to **Craig Blackshear** from **Jessica C. Bell Blackshear** by quitclaim deed of record at instrument number 20220228-0022238, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 3798 Willow Creek Road, Nashville, TN 37207-3751.

Said property is conveyed subject to such limitations, restrictions, easements, zoning and planning ordinances, encumbrances, and government regulations as may affect the premises.

WITNESS my hand this 5th day of April 2022.

Craig Blackshear

Craig Blackshear

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 **Craig Blackshear**, with whom I am personally acquainted and who, after being first duly sworn, acknowledged to me that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Davidson County, Tennessee, this 5th day of April 2022.

LAURA TEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My commission expires: 1/11/2026

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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