Name and Address of New Owner:
Trenton J. Black
1702 4th Ave. N
Nashville, TN 37208

Karen Johnson Davidson County
Batch# 852084 DEEDQC
05/06/2022 02:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220506-0052607

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike,
Nashville, TN 37216

Map & Parcel No: 082 05 0 071.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Blacktree Investments, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantor(s), convey and quitclaim unto **Trenton J. Black, a single person,** hereinafter called the Grantee(s), the following described real estate in Davidson County, Tennessee:

> Land situated in Davidson County, Tennessee, and being Lot No. 36, on the plan of the D/T McGavock's Addition, called D.T. McGavock's Plan of 98 Lots, of record in Book 21, Page 7, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and detailed description.
>
> Being the same property conveyed to Trenton J. Black, a single person by QuitClaim Deed from Theodore A. Black, a single person, and Trenton J. Black, a single person, dated March 17, 2010, of record in Instrument No.201007210057120, in the Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Blacktree Investments, LLC, by Quitclaim Deed from Trenton J. Black, a single person, dated December 6, 2021, and recorded on December 10, 2021 in Instrument No. 20211210-0163791, Register's Office for Davidson County, Tennessee.
>
> This property is known as 1702 4th Ave. N, Nashville, Tennessee, 37208.

Grantor covenants that it is lawfully seized and possessed of said real estate, has 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 GRANTEES, 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 have executed this Quitclaim Deed on the 29th day of April, 2022.

Blacktree Investments, LLC

_____(SEAL)
Trenton J. Black, Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Steven P. Disser of the state and county mentioned, personally appeared Trenton J. Black with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Member of Blacktree Investments, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that as such Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

WITNESS my hand and official seal this 29th day of April, 2022.

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

_____
Notary Public
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**0**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 29th day of April, 2022.

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

_____
Notary Public

My commission expires: 3/3/25

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 4.29.22.

Affiant Signature

4.29.22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 29 day of April, 2022.

Notary Signature

My Commission Expires: 4/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON