THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd Ste. 130
Nashville, TN 37215
File 220340265

Karen Johnson Davidson County
Batch# 862958 DEEDQC
05/26/2022 10:03:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220526-0061164

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 3rd day of May 2022.

Notary Public

My Commission Expires: _____

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Laurence R. Blackhurst, IV and Rachel A. Blackhurst 927 West Avenue Unit B Nashville, TN 37206	New Owner	072 13 0U 002.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Mary Blackhurst, a married woman,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Laurence R. Blackhurst, IV and Rachel A. Blackhurst, husband and wife,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Homes at 927 West Ave., a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 927 West Ave., a Horizontal Property Regime, of record in Instrument Number 20160817-0085699, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Laurence R. Blackhurst, IV and Rachel A. Blackhurst, husband and wife, and Mary Blackhurst, a married woman, by Warranty Deed from Donnie Hogan, of record in Instrument No. 20170622-0062870, in the Register's Office of Davidson County, Tennessee, dated June 20, 2017 and recorded on June 22, 2017. Said property was never the marital residence of Grantor.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2022 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of May 2022.

Mary Blackhurst

Mary Blackhurst

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Mary Blackhurst, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3rd day of May 2022.

Notary Public

My Commission Expires: _____

