Karen Johnson Davidson County
Batch# 892598 DEEDQC
07/22/2022 03:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220722-0084271

Name and Address of New Owner:
And Send Tax Bills To:
Lisa A. Blackshear, Danny D. Blackshear,
and Valerie L. Patton
1411 Oakland Acres Drive
Nashville, TN 37115

This Instrument Prepared By:
Tennessee Title Services LLC-Mt. Juliet
547 N Mt Juliet Rd, Suite 100
Mt. Juliet, TN 37122

Map & Parcel No: 092-06-0-378.00

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, **Valerie Patton, unmarried,** "the Grantor," convey and quitclaim unto **Valerie Patton, unmarried and Lisa A. Blackshear and Danny D. Blackshear, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Map of L.C. Thuss' Subdivision of a Part of the Barrow Lands of record in Plat Book 547, Page 102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Said Lot 18 fronts forty feet on the Westerly side of 28th Avenue North and runs back between parallel lines one hundred and fifty feet to an alley.
>
> Being the same property conveyed to Valerie L. Patton, unmarried by Warranty Deed from Ricky Patton of record in Instrument No. 20080205-0011965 Register's Office for Davidson County, Tennessee, dated January 04, 2008 and recorded on February 05, 2008.
>
> Being also known as 705 28th Avenue North, Nashville, TN 37208.

Grantor covenant that they are lawfully seized and possessed of said real estate, have 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 18th day of July, 2022.

Valerie Patton

STATE OF TENNESSEE
COUNTY OF Davidson

On this 18th day of July, 2022, before me personally appeared Valerie Patton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of July, 2022.

Notary Signature
My commission expires: 2/28/2023

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

AFFIDAVIT OF VALUE

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 $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson

Sworn to and subscribed before me this 18th day of July, 2022.

Notary Signature
My commission expires: 2/28/2023

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

202207220084271

Certificate of Authenticity

I, Joshua A. Terry, 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 7/18/22.

Affiant Signature

7/22/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/22/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON