Karen Johnson Davidson County
Batch# 918287 DEEDQC
09/19/2022 10:47:24 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220919-0104011

This Instrument Prepared:
Robert H. Plummer, III
Attorney at Law
104 South Margin Street
Franklin, TN 37064

Map & Parcel Numbers: 14806009300

New Owners:
Sandra Jean Blackwood and Michelle Lynn Churchman
2512 Grouse Lane
Chattanooga, TN 37421
3253 Nonaville Road
Mt. Juliet, TN 37122

Send Tax Bills To:
Sandra Jean Blackwood
2512 Grouse Lane
Chattanooga, TN 37421

DEED

This instrument made and entered into this the 16th day of September, 2022 by Sandra Jean Blackwood, as Trustee of the Reed Family Trust made as of March 6, 2018, hereinafter referred to as Grantor, and Sandra Jean Blackwood and Michelle Lynn Churchman, as beneficiaries of the Reed Family Trust, hereinafter referred to as Grantees.

WITNESSETH :

FOR AND IN CONSIDERATION of no monetary consideration, the said Grantor by these presents hereby conveys unto the said Grantees, their heirs, successors and assigns, all of its right, title, and interest in and to the following described certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows, to wit:

> Being Lot No. 79 on the plan of Murray Heights, as of record in Book 2663, page 37, in the Register's office in Davidson County. Said Lot 79 fronts 77 feet on the west side of Bakertown Road and runs back 202.8 feet on the north line and 193.9 feet on the south line to a dead line in the rear on which it measures 75 feet.
>
> Being the same property conveyed to Oscar J. Smith and wife, Grace P. Smith, by deed from Ridgeview Homes Company, as of record in Book 2749, page 493 in the Register's office in Davidson County.
>
> Being the same property conveyed to Hugh S. Reed and wife, Dorothy Jean Reed`, by deed from Oscar J. Smith and wife, Grace P. Smith, recorded on July 20, 1964 in Book 3792, page 75 in the Register's Office in Davidson County.
>
> Hugh S. Reed departed this life on December 24, 2015, leaving Dorothy Jean Reed as the sole owner of the property described herein.
>
> Being the same property conveyed to Sandra Jean Blackwood, Trustee, Reed Family Trust dated 3/6/18 by Quitclaim Deed, Deed number 20180306-0021125, Batch # 65876 as of record in the Register's Office of Davidson County.

This improved property is known as 3809 Ezell Road, Nashville, Tennessee 37211.

This legal description is the same as in the previous Quitclaim Deed of record. Grantor and Grantees acknowledge that this deed was prepared from the information provided by them and no title search was performed by the preparer.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 16th day of September, 2022.

ROBIN LEE JONES
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
My Commission Expires Feb. 10, 2026

Sandra Jean Blackwood
SANDRA JEAN BLACKWOOD
Trustee, Reed Family Trust

STATE OF TENNESSEE)
COUNTY OF Tennessee)

Personally appeared before me, a Notary Public in and for said County and State, the within named SANDRA JEAN BLACKWOOD with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Robin Lee Jones
NOTARY PUBLIC

My Commission Expires: Feb. 10, 2026

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AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Tennessee)

The actual value or consideration of this transfer is: None.

ROBIN LEE JONES
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
My Commission Expires Feb. 10, 2026

Sandra Jean Blackwood
SANDRA JEAN BLACKWOOD, AFFIANT

Sworn to and subscribed before me this the 16th day of September, 2022.

Robin Lee Jones
NOTARY PUBLIC

My Commission Expires: Feb. 10, 2026

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The maximum principal indebtedness for Tennessee recording tax purposes is: None.

This transfer is exempt from collection of State Transfer Tax by virtue of TCA 67-4-409 (a) (3) (H)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
, Affiant
Subscribed and sworn before me this the
19 Day of September, 2022.
Brandi Ward
, Deputy Register