Karen Johnson Davidson County
Batch# 919539 DEEDQC
09/21/2022 10:06:45 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220921-0104889

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 Carl Victor Blackwood
2512 Grouse Lane
Chattanooga, TN 37421

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

QUITCLAIM DEED

This instrument made and entered into this the 20 day of Sept., 2022 by Sandra Jean Blackwood, and Michelle Lynn Churchman, hereinafter referred to as Grantors, and Sandra Jean Blackwood and Carl Victor Blackwood, hereinafter referred to as Grantees.

WITNESSETH :

FOR AND IN CONSIDERATION of no monetary consideration, the said Grantors by these presents hereby convey unto the said Grantees, their heirs, successors and assigns, all of their 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.

Being the same property conveyed to Sandra Jean Blackwood and Michelle Lynn Churchman by Quitclaim Deed dated September 16, 2022, Deed number 20220919-0104011, Batch # 918287 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 Deed of record. Grantors and Grantees acknowledge that this quitclaim deed was prepared from the information provided by them and no title search was performed by the preparer.

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IN WITNESS WHEREOF, I have hereunto set my hand on this the 20 day of Sept, 2022.

Sandra Jean Blackwood
SANDRA JEAN BLACKWOOD

STATE OF TENNESSEE)
COUNTY OF Hamilton)

KIM RUBRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
My Commission Expires July 27, 2026

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.

Kim Rubright
NOTARY PUBLIC

My Commission Expires: July 27, 2026

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IN WITNESS WHEREOF, I have hereunto set my hand on this the 21 day of Sept, 2022.

Michelle Lynn Churchman
MICHELLE LYNN CHURCHMAN

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said County and State, the within named MICHELLE LYNN CHURCHMAN 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.

NOTARY PUBLIC

My Commission Expires: 03/03/2025

HAJEEN MSALEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 03, 2025

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Hamilton)

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

Sandra Jean Blackwood
SANDRA JEAN BLACKWOOD, AFFIANT

Sworn to and subscribed before me this the 20 day of Sept., 2022.

Kim Rubright
NOTARY PUBLIC

My Commission Expires: July 27, 2026

RUBRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
My Commission Expires July 27, 2026

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