QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 934910 DEEDQC
10/27/2022 03:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221027-0116513

File #22-DM-0217-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Thomas Black
Affiant
Thomas Lynn Black

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October, 2022

Garrett Holland
Notary Public

MY COMMISSION EXPIRES: 5-12-26
(AFFIX SEAL)

GARRETT HOLLAND STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CARROLL

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thomas Lynn Black and Kristin Sullivan	**Same**	
(NAME)	(NAME)	**104-01-0-050.00**
5 Warwick Ln (ADDRESS)	(ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS LYNN BLACK, A SINGLE MAN ,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **THOMAS LYNN BLACK, A SINGLE MAN, AND KRISTIN SULLIVAN, A SINGLE WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 26 of Block 27, on the Map of Plummer Place Subdivision, of record in Plat Book 161, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Thomas Lynn Black, a single man, by Warranty Deed from Sun Valley Properties, LLC, a Tennessee Limited Liability Company, dated July 28, 2022 and recorded on August 2, 2022 in Instrument No.: 20220802-0087771, in the Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is ____ **unimproved** __X___ **improved** property known as: **217 Chamberlin Street, Nashville, TN 37209**.

Witness my/our hand(s) this the 27th day of October, 2022.

Thomas Lynn Black
Thomas Lynn Black

STATE OF TN
COUNTY OF Davidson

On this 27th day of October, 2022, before me personally appeared Thomas Lynn Black, 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 27th day of October, 2022.

Garrett Holland
Notary Signature
My commission expires: 5-12-26

GARRETT HOLLAND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CARROLL

RETURN TO:
Carney Title, LLC
401 Overbeck Ln, Ste. 101
Nashville, TN 37204

True Copy Certification

I, **Tammy Carney,** 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 this the 27th day of October, 2022.

Affiant Signature
Date 10/27/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27th day of October, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/23

