This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Ave.
Suite 105
Nashville, TN 37203
File Number: NA

Karen Johnson Davidson County
Batch# 957213 DEEDQC
01/03/2023 03:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230103-0000393

This instrument was prepared from information supplied by the parties. Momentum Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF ~~TENNESSEE~~
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

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

Notary Public
My Commission Expires: 7/9/24

DAVIDSON COUNTY
TORI COLE
NOTARY PUBLIC
STATE OF TENNESSEE

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Liticia M. Leslie 213 W. Marthona Road Madison, TN 37115	New Owner	042.15-0-047.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Brad Blakeley, unmarried** ("Grantor") do hereby quitclaim and convey unto **Liticia M. Leslie, married, f/k/a Liticia Blakeley** ("Grantee"), her heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot Numbers 73, 74, 75 and 76 of Block B on the Map of Marthona, Cumberland Development Company's Subdivision of the Ezell Farm, not of record, described to a copy of a survey thereof made in December 1937, by J.A. Mefford, Surveyor as follows:

Beginning at a point on the Easterly margin of Ezell Road West 1400 feet South to the Southeast comer of said road and Old Hickory Boulevard, said point being the common comer of Lots Numbers 72 and 73; thence with the line between lots, Eastwardly 420 feet to a point, at the Southeast corner of Lot 72 and Northeast comer of Lot Number 73; thence Southwardly 100 feet to a point, the common corner of Lots Numbers 76 and 77; thence with the line between said lots, Westwardly 420 feet to the Easterly margin of Ezell Road West; thence with the margin of said Road, Northwardly 100 feet to the beginning.

Being the same property conveyed to Liticia Blakeley and Brad Blakeley, wife and husband, by Warranty deed from Cinthya Candelaria as Trustee of Madison Renovation Trust No. WM 213, dated December 31, 2013 and recorded January 14, 2014 in Instrument No. 20140114-0003730, Register's Office for Davidson

County, Tennessee. Grantor and Grantee have since become divorced. See Case No. 14D2616, Fourth Circuit Court for Davidson County, Tennessee at Nashville.

Being also known as 213 W. Marthona Rd., Madison, TN 37115.

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.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

This instrument was prepared with information supplied by the parties. No title examination, survey, or settlement has been performed. Momentum Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19 day of DECEMBER, 2022.

GRANTOR:

Brad Blakeley

KEVAN W. CRANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brad Blakeley, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19 day of DECEMBER 2022.

Notary Public
My Commission expires: 11-6-24

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 January 3, 2023

Tori Cole

Affiant Signature

Date: 1/3/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this January 3, 2023

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-(o-2024

Notary's Seal

