Instrument Prepared By:
H. Brent Patrick, Esq.
Integrity Title, LLC
216 E College St, Suite D-1
Dickson, TN 37055

Karen Johnson Davidson County
Batch# 994144 DEEDQC
04/19/2023 02:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230419-0028874

New Owner Address:
Emily D. Blair
7425 Harlow Dr
Nashville, TN 37221

Send Tax Bills To:
Emily D. Blair
7425 Harlow Dr
Nashville, TN 37221

Map/Parcel Number:
142-02-0-126

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and 00/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David W. Blair, a married man**, hereinafter called the Grantor, by these presents does hereby quitclaim and convey unto **Emily D. Blair, an unmarried woman**, hereinafter called the Grantee, her heirs and assigns, any and all of the Grantors' right(s), title, and interest(s) in and to the following real property situated in Davidson, Tennessee, being more particularly described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 141, AS SHOWN ON THE MAP ENTITLED THE PLAN OF CROSS TIMBERS, SECTION 3, OF RECORD IN PLAT BOOK 4175, PAGE 21, REGISTER'S OFFICE FOR DAVIDSON COUNTY. TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO DAVID W. BLAIR, AND EMILY D. BLAIR, BY QUIT CLAIM DEED FROM DAVID W. BLAIR, A MARRIED PERSON, RECORDED NOVEMBER 9, 2009, IN INSTRUMENT NO. 20091109-0103570, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESEE.

AND NOW, **David W. Blair** , for the express purpose of carrying out the intent of the conveyance, as set out above, does hereby quitclaim and convey unto **Emily D. Blair**, her heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, and encumbrances as may affect the premises, as set forth above.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, 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.

This conveyance is made solely for the purpose of conveying any and all interest the Grantor has in and to said tract of land located at 7425 Harlow Dr, and more fully described above.

Witness our hands on this the 19th day of April, 2023.

David W. Blair

STATE OF TENNESSEE)
COUNTY OF DICKSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David W. Blair, with whom I am personally acquainted and who, upon oath, swears to the contents of this instrument and who acknowledged that he executed the foregoing document for the purposes contained therein.

Sworn to and subscribed before me on this the 19th day of April, 2023.

{SEAL}

Kristen Patrick
STATE OF TENNESSEE NOTARY PUBLIC
Dickson County

NOTARY PUBLIC

My Commission Expires: 10/22/2024

I, or we, hereby swear or affirm that the actual consideration for this transfer is $0.00.

AFFIANT

Sworn to and subscribed before me this 19 day of April 2023.

Kristen Patrick
STATE OF TENNESSEE NOTARY PUBLIC
Dickson County

NOTARY PUBLIC

My Commission Expires: 10/22/2024

I, Kristen Patrick do herby 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 is this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/19/2023 (date of document).

Affiant Signature

4/19/2023

Date

State of TN

County of Dickson

WHITNEY HILDE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

Sworn to and subscribed before me this 19 day of April, 2023. Whitney Hilde Notary's Signature

MY COMMISION EXPIRES: 6/25/2025

Notary's Seal (if on paper)