Karen Johnson Davidson County
Batch# 995644 DEEDQC
04/24/2023 01:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230424-0030012

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.ASSOCIATES.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
John Dana Wright, Monica Kay Wright, and Jill Heckert	CMG Mortgage, Inc. dba CMG Home Loans	061-05-0A-113.00 CO
4245 Grays Point Road	810 Crescent Centre Drive, 320	
Nashville, TN 37080	Franklin, TN 37067	
THIS INSTRUMENT PREPARED BY: Smith.Sholar.Associates. PLLC. 1146 Nashville Pike Gallatin, TN 37066	STATE OF TENNESSEE COUNTY OF Sumner The actual consideration or value, whichever is greater, for this transfer is $0.00 LaChristal Knox Affiant Subscribed and sworn to before me, this the 21st day of April, 2023. Notary Public My commission expires: 3/11/25	

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged LaChristal Knox-Blackburn, an unmarried woman, "Grantor" by these presents, does hereby quitclaim and convey unto John Dana Wright and Monica Kay Wright, husband and wife, and Jill Heckert, an unmarried woman, as tenants in common with rights of survivorship, "Grantee" their successors and assigns, all of their right, title, and interest in and to the following described property in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Poplar Glen, Phase 4, of record in Plat Book 7900, Page 392, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Peggy S. Carter, unmarried, by Warranty Deed from Shirley Ann Smith, unmarried, dated 5/10/2013 and recorded 5/17/2013 in Instrument No. 20130517-0049676, Register's Office for Davidson County, Tennessee.

The said Peggy S. Carter having since died, intestate, on November 6, 2022, leaving subject property vested in her heirs at law, Chevelle Carter Capers, Phyllis Renee Williams, William Curtis Carter, Solon Carter, Darrell Eugene Carter, Jeffrey Lamont Carter, Tianna Carter, Anaya McCreary, and LaChristal Knox-Blackburn. See Affidavit of Heirship recorded in Instrument Number 20230203-007980, Register's Office for Davidson County, Tennessee and see corrected Affidavit of Heirship, adding LaChristal Knox-Blackburn as an heir at law of Peggy S. Carter, of record in Instrument Number 20230403-0023650, Register's Office for Davidson County, Tennessee.

Said property has previously been conveyed from Chevelle Carter Capers, Phyllis Renee Williams, William Curtis Carter, Solon Carter, Darrell Eugene Carter, Jeffrey Lamont Carter, Tianna Carter and Anaya McCreary to John Dana Wright and Monica Kay Wright, husband and wife, and Jill Heckert, an unmarried woman, as tenants in common with rights of survivorship by Warranty Deed dated February 2, 2023 of record in Instrument Number 20230203-0007982, Register's Office for Davidson County, Tennessee.

This Quitclaim Deed is to convey LaChristal Knox-Blackburn's interest in said property.

This is improved property known as: 708 Maple Place, Nashville, TN 37216.

Witness my hand this 21st day of April, 2023.

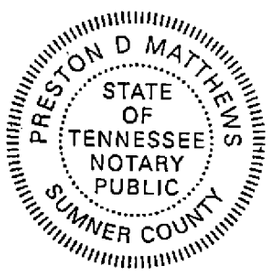
LaChristal Knox-Blackburn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of April, 2023, before me personally appeared LaChristal Knox-Blackburn, 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 21st day of April, 2023.

Notary Signature
My commission expires: 6/7/25



Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 4/21/23 (date of document).

Affiant Signature

4/21/23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 21st day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

