Karen Johnson Davidson County
Batch# 1017096 DEEDQC
06/21/2023 08:23:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230621-0046920

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
4409 Harding Place Community Property Trust 4409 Harding Place Nashville, TN 37205	Same	104-08-OR-017.00-CO

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, MIKE BLACKBURN (a/k/a MICHAEL W. BLACKBURN) and BUNNY BLACKBURN (a/k/a THERESA B. BLACKBURN), husband and wife (collectively, the "Grantor"), hereby quitclaim and convey to the 4409 HARDING PLACE COMMUNITY PROPERTY TRUST, all of their interest in that certain real property in Davidson County, Tennessee more particularly on Exhibit A attached hereto.

This is property known as 1814 Wedgewood Avenue, Nashville, TN 37212.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 8th day of June, 2023.

MIKE BLACKBURN (a/k/a MICHAEL W. BLACKBURN)

BUNNY BLACKBURN (a/k/a THERESA B. BLACKBURN)

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, MIKE BLACKBURN (a/k/a MICHAEL W. BLACKBURN), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 8th day of July June (AKH) 2023.

MARIAN HOPPER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Marian Hopper
Notary Public
My Commission Expires: 11-20-23

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, BUNNY BLACKBURN (a/k/a THERESA B. BLACKBURN), 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.

WITNESS my hand, at office, as of this 8th day of July June (AKH), 2023.

MARIAN HOPPER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Marian Hopper
Notary Public
My Commission Expires: 11-20-23

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me this 8th day of July June (AKH), 2023.

MARIAN HOPPER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Marian Hopper
Notary Public
My Commission Expires: 11-20-23

EXHIBIT A

Land in Davidson County, Tennessee, being Unit 17 of 19th and Wedgewood, a Townhouse Planned Unit Development, a horizontal property regime with private elements, as shown in Declaration of Covenants, Conditions and Restrictions for 19th and Wedgewood, a Townhouse Planned Unit Development, of record in Instrument Number 20190913-0093144 and First Amendment in Instrument Number 20210416-0051507, Second Amendment in Instrument Number 20210512-0064213, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed by Gremada RE, LLC, a North Dakota Limited Liability Company by Warranty deed to Bunny Blackburn (a/k/a Theresa B. Blackburn) and Mike Blackburn (a/k/a Michael W. Blackburn) of record in Instrument No. 20210701-0089064 Register's Office for Davidson County, Tennessee, dated June 26, 20219 and recorded on July 1, 2021.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2021, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 161, Page 158, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190913-0093144, Register's Office for Davidson County, Tennessee, First Amendment to the Declaration of Protective Covenants Conditions and Restrictions Establishing 19th and Wedgewood of record in Instrument Number 20210416-0051507 and Second Amendment in Instrument Number 20210512-0064213, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

Tennessee Certification of Electronic Document

I, Danielle Burns, 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 June 8, 2023 (date of document).

Danielle Burns
Affiant Signature

June 13, 2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13th day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 7 Jul 2025

NOTARY'S SEAL

