Karen Johnson Davidson County
Batch# 1035031 DEEDQC
08/04/2023 04:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230804-0060592

Name and Address of New Owner:
Send Tax Bills To:
Lisa A. Blackshear and Danny D. Blackshear
1411 Oakland Acres Drive
Madison, TN 37115

TAX ID: **092-06-0-378.00**

This Instrument Prepared By:
Tennessee Title Service, LLC
547 N Mt Juliet Rd., Ste 100
Mt. Juliet, TN 37122

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Valerie Patton, unmarried** "the Grantor," convey and quitclaim unto **Lisa A. Blackshear and Danny D. Blackshear, husband and wife,** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Map of L. C. Thuss Subdivision of a Part of the Barrow Lands of record in Plat Book 547, Page 102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 18 fronts forty feet on the Westerly side of 28th Avenue North and runs back between parallel lines one hundred and fifty feet to an alley.

Being the same property conveyed to Valerie L. Patton, unmarried by Warranty deed from Ricky Patton of record in Instrument No. 20080205-0011965 Register's Office for Davidson County, Tennessee, dated January 04, 2008 and recorded on February 05, 2008. Said property further conveyed to Valerie Patton, unmarried and Lisa A. Blackshear and Danny D. Blackshear, wife and husband by Quitclaim deed from Valerie Patton, unmarried of record in Instrument No. 20220722-0084271 Register's Office for Davidson County, Tennessee.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out). **GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, 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.**

IN WITNESS WHEREOF, Grantor have executed this Deed on the 3rd day of August, 2023.

Valerie Patton (SEAL)

STATE OF TENNESSEE
COUNTY OF Davidson

On this 3rd day of August, 2023, before me personally appeared **Valerie Patton** 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 3rd day of August, 2023.

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary Signature
My commission expires: 1/31/2027

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this 3rd day of August, 2023.

Notary Signature
My commission expires: 1/31/2027

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Certificate of Authenticity

I, Joshua A. Terry, 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 8/3/2023.

Affiant Signature

8/4/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/4/2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON