Karen Johnson Davidson County
Batch# 1042463 DEEDQC
08/24/2023 02:44:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230824-0066390

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Kristin Sullivan** ("Grantor"), a single woman, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Thomas Lynn Black,** (Grantee), a single man, all of her rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 26 of Block 27, on the Map of Plummer Place Subdivision, as of record in Book 161, Page 39, Register's Office for said County.

Said Lot No. 26 fronts 50 feet on the westerly side of Chamberlain Street, (formerly Center Street and 38th Avenue North) and extends back between parallel lines 151.5 feet, more or less, to an alley in the rear.

Being the same property conveyed to Grantor by Quit Claim Deed dated October 27, 2022 of record at Instrument No 20221027-0116513 in said Register's Office, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 24th day of **August, 2023.**

Kristin Sullivan
Kristin Sullivan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Kristin Sullivan,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of **August, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-12-2026

STEPHANIE SPAIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CARROLL

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 24th day of **August, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-12-2026

STEPHANIE SPAIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CARROLL

PROPERTY ADDRESS: **217 Chamberlin St., Nashville, TN 37209**
TAX PARCEL NO.: **10401005000**
PROPERTY OWNER: **Thomas Lynn Black**
OWNER'S ADDRESS: 5 Warwick Ln, Nashville, TN 37205
MAIL TAX BILLS TO: **New owner**

Certificate of Authenticity

I, Holly A Mason, 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 8/24/23.

Affiant Signature

8/24/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24 day of August, 2023.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25