10:54

THIS INSTRUMENT PREPARED BY:
Michael W. EDWARDS, Attorney at Law
177 East Main Street, Hendersonville, TN 37075
(FROM INFORMATION PROVIDED BY PARTIES)

MAP /PARCEL : **Tract I 31-0-124**
Tract II 31-0-125

Owner:
Regina Jackson
111 Wonder Valley Rd
Hendersonville, TN 37075

QUITCLAIM DEED

FROM: **Randall T. Blackwell and Bennie Edward Blackwell**

SEND TAX BILLS TO:
1104 Noah Reeves Road
Ashland City, TN 37015

TO: **Regina T. Blackwell**

Ret

FOR AND IN CONSIDERATION of the payment of Ten Dollars ($10.00) cash and other good and valuable consideration, the receipt of which is hereby acknowledged, **Randall T. Blackwell and Bennie Edward Blackwell, Grantors**, has this day bargained and sold, and by these presents, do hereby convey and quitclaim unto **Regina T. Blackwell, Grantee,** a portion of the estate, right, and title in and to a certain portion of a tract of unimproved land known as Ingram Road, Whites Creek, Tennessee 37189, in ***Davidson County,*** Tennessee, described as follows, to wit:

Being a portion of the complete track of land identified in Deed Book 9864, Page 510-513, Register's Office for Davidson County, Tennessee. Said five (5) acre tract is more particularly described as follows:

[SEE ATTACHED PROPERTY DESCRIPTION BY JESSE E. WALKER, Registered Land Surveyor, Walker Engineering, P.O. Box 210456, Nashville, Tennessee 37221]

Being a portion of the same property conveyed to Bennie Edward Blackwell and Wife, Kim Blackwell, a one-half (½) undivided interest, and Randall T. Blackwell and Wife, Regina T. Blackwell, a one-half (½) undivided interest o record in Deed Book 9864, Page 510-513, Register's Office for Davidson County, Tennessee.

Randall T. Blackwell and Regina T. Blackwell were divorced May 17, 2010, Circuit Court for Sumner County, Tennessee, docket number 2009-CV-1272. Wherein, Regina T. Blackwell was awarded a five (5) acre tract described above.

Karen Johnson Davidson County
Batch# 1042861 DEEDQC
08/25/2023 11:49:48 AM 5 pgs
Fees: $27.00 Taxes: $0.00

20230825-0066607

IN WITNESS WHEREOF, I have hereunto set my hand(s) on this the 9 day of March, 2010.

RANDALL T. BLACKWELL

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared **Randall T. Blackwell**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Sumner County, Tennessee, this 9th day of March, 2010.

NOTARY PUBLIC

SHIRLEY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 7-23-2013

IN WITNESS WHEREOF, I have hereunto set my hand(s) on this the 25 day of August, ~~2010.~~ 2023

Bennie E Blackwell

BENNIE EDWARD BLACKWELL

STATE OF TENNESSEE)
COUNTY OF ~~SUMNER~~ Robertson)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared **Bennie Edward Blackwell**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in ~~Sumner~~ Robertson ~~Davidson~~ County, Tennessee, this 25 day of August, ~~2010.~~ 2023

C Allen

NOTARY PUBLIC

C. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires March 03, 2026

My Commission Expires:_____

Do not sign 7-23-2013

STATE OF TENNESSEE)
COUNTY OF SUMNER)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, which is part of a divorce proceeding, is *no dollars ($-0-)* which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Regina T Blackwell
REGINA T. BLACKWELL

Sworn to and subscribed before me, this 18th day of July, 2023.

Susan L Gaimari
NOTARY PUBLIC

My Commission Expires: 4/23/24



Property Description

This Instrument Prepared By
Jesse E. Walker, RLS, PE
Walker Engineering
PO Box 210456
Nashville, TN 37221
615-646-8228 fax 615-646-8828

FILED
2:40 P M
AUG 11 2010
MAHAILIAH HUGHES, CLERK
BY AC D.C.

5 Acre Parcel from Parcel 47.00

Being a part of parcel 47.00 on Map 31-00 in the 3rd Councilmatic District of Davidson County, Tennessee and located on the north margin of Ingram Road, and east of Lickton Pike, as evidenced in Deed Book 9864 Page 510 in the Registers Office of Davidson County Tennessee (R.O.D.C.T.) and being more particularly described as follows:

BEGINNING at an iron pin in the north margin of Ingram Road, said iron pin being the southeast corner of the property herein described and said iron pin being the southwest corner of Kiningham (Parcel 124.00 Map 31-00) as evidenced in Deed Book 8941 Page 740 R.O.D.C.T. and shown as lot 1 & 2 on the J.R. Reed Subdivision as evidenced in Deed Book 6900 Page 937 R.O.D.C.T., thence

1) leaving Kinningham, along the north margin of Ingram Road, South 79 degrees 00 minutes 20 seconds West a distance of 25.00 feet to a point in the north margin of Ingram Road, thence:

2) leaving the north margin of Ingram Road, severing Blackwell, North 10 degrees 59 minutes 40 seconds West a distance of 557.15 feet to a point, said point being in the west line of the property herein described, thence:

3) continuing to sever Blackwell, North 23 degrees 10 minutes 18 seconds West a distance of 527.13 feet to a point, said point being the northwest corner of the property herein described and said point being in the south line of Wall (Parcel 42.00 Map 31-00) as evidenced in Instrument Number 20010912/009528 R.O.D.C.T., thence:

4) along the line common with Wall, North 69 degrees 29 minutes 40 seconds East a distance of 469.04 feet to an iron pin, said iron pin being the northeast corner of the property herein described, and said iron pin being in the south line of Hudgins (Parcel 42.00 Map 31-00) and said iron pin being the northwest corner of Wall (Parcel 46.00 Map 31-00) as evidenced in Instrument Number 20000125/0008066 R.D.C.T., thence:

5) leaving the line common with Wall (Parcel 42.00 Map 31-00), following the line common with Hudgins (Parcel 46.00 Map 31-00), South 01 degrees 47 minutes 30 seconds West a distance of 697.24 feet to an iron pin, said pin being an interior corner of the property described herein and said point being the southwest corner of Hudgins (Parcel 107.00 Map 31-00) as evidenced in Deed Book 9864 Page 761 R.O.D.C.T., said iron pin also being in the north line of Kiningham, thence:

6) leaving Hudgins (Parcel 107 Map 31-00), following the line common with Kiningham, South 78 degrees 04 minutes 00 seconds West a distance of 172.11 feet to an iron pin, said pin being an interior corner of the property herein described and said pin being the northwest corner of Kiningham, thence:

7) following the line common with Kiningham, South 10 degrees 59 minutes 40 seconds East a distance of 467.15 feet to an iron pin, the BEGINNING, containing 5.0000 acres more or less, according to a survey by Jesse E. Walker, RLS, PE.

EXHIBIT