Karen Johnson Davidson County
Batch# 1056448 DEEDQC
10/03/2023 10:14:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231003-0077613

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

Mary Blackwell
MARY BLACKWELL, AFFIANT

Subscribed and sworn to before me, this 25th day of September 2023.

Jessica Ann Clegg
NOTARY PUBLIC

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MARY W. BLACKWELL, TRUSTEE 8578 Beautiful Valley Drive Nashville, TN 37221	New Owner	Map and Parcel No.: 126-14-0A-145.00CO

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Mary Blackwell, ("Grantor") do hereby quitclaim, transfer and convey unto Mary W. Blackwell, Trustee of the Mary W. Blackwell Revocable Trust, created April 27, 2023, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 8578 Beautiful Valley Drive, Nashville, Tennessee 37221, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of the Final Plat of Travis Trace Subdivision, Phase 1A, of record in Instrument No. 20141016-0095781, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary Blackwell from The Jones Company of Tennessee, LLC, a Missouri Limited Liability Company, by Special Warranty Deed, recorded in the Register's Office of said county and state at Instrument No. 20151230-0131043.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 25th day of September 2023.

Mary Blackwell

Mary Blackwell, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Mary Blackwell**, the Grantor, 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 and official seal at office, this 25th day of September 2023.

Jessica Ann Clegg

Notary Public

My Commission Expires: 01-04-27

