Karen Johnson Davidson County
Batch# 1084927 DEEDQC
12/21/2023 02:19:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231221-0098580

Name and Address of New Owner:
BKA Properties LLC & William Wilson Homes, LLC
1500 Hadley Street Unit 432
Houston, TX 77002

Send Tax Bills To:
NEW OWNERS

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 072-11-0-047

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, **Arthur Blackburn**, "the Grantor," convey and quitclaim any interest they have unto **BKA Properties, LLC a Texas Limited Liability Company and William Wilson Homes, LLC**, "the Grantee," the following described real estate in Davidson County, Tennessee:

BEING THE WESTERLY PART OF LOTS NOS. 15, 16, 17 AND 18 ON THE PLAN OF GLENMEADE SUBDIVISION, AS OF RECORD IN PLAT BOOK 974, PAGE 32, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

Being the same property conveyed to Arthur Blackburn by Warranty Deed dated June 10, 2022 from Jason Spencer heir of June Haskins, Deidra Spencer heir of June Haskins and John Spencer, Jr. heir of June Haskins, recorded June 27, 2022 in Instrument No. 20220627-0073762 in the Register's Office.

Being the same property conveyed to Jason Spencer, Deidra Spencer, and John Spencer, Jr. by Affidavits of Heirship from June Haskins, recorded on February 23, 2022, of record in Instrument Nos. 202202230020449 and 202202230020450, Register's Office for Davidson County, TN.

Being the same property conveyed to June L. Haskins, an unmarried woman by Warranty deed from Thomas Ray Vick, Sr., a married man of record as (book) 10333 / (page) 773, in the Register's Office for Davidson County, Tennessee, dated January 24, 1997 and recorded on January 30, 1997; Re-Recorded on June 13, 2002 as Instrument No. 20020613-0072151.

The said June L. Haskins, has since departed this life leaving title vested as the Estate of June L. Haskins.

Being also known as 1435 Litton Avenue, Nashville, TN 37216/ Parcel No. 072 11 0 047.00

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 GRANTEE, 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 executed this Quitclaim Deed on the 27th day of November 2023.

Arthur Blackburn (SEAL)
Arthur Blackburn

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 27th day of November, 2023.

Notary Public
My commission expires: 3-17-24

ASHLEY W. MORGAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Arthur Blackburn
(Affiant)

Sworn to and subscribed before me this 27th day of November 2023.

ASHLEY W. MORGAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

202312210098580

Notary Public
My commission expires: 3-17-24

202312210098580

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 11/20/2023 (date of document).

Regina Sullo
Affiant Signature

December 21, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 21st day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026