QUITCLAIM DEED

Karen Johnson
Batch # 1085151
12/22/2023 01:09:05 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20231222-0098892

STATE OF TN }

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0

Tara Orr, Affiant

Subscribed and sworn before me this the 22 Day of December, 2023.

Julia Rivera, Deputy Register

SFER IS

E ___ DAY

THIS INSTRUMENT PREPARED BY:

Bell Law, PLLC 112 30th Ave. N., Nashville, TN 37203
With information provided by the parties

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL N
Blaise Hearn	SAME	043 02 0A 111.00
111 Cedarwood Lane		
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

ALL INFORMATION WAS PROVIDED BY THE PARTIES. NO TITLE EXAMINATION WAS CONDUCTED AND BELL LAW SETTLEMENT SERVICES, LLC DOES NOT WARRANT ANY OF THE INFORMATION PROVIDED ON THIS DEED.

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

TARA ANN ORR, AS HER SOLE AND SEPARATE PROPERTY

hereinafter referred to as Grantor, by these presents does hereby remise, release and QUITCLAIM unto

BLAISE HEARN

hereinafter referred to as Grantee, all of her right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

See Attached Exhibit "A"

This is unimproved property, known as: **111 Cedarwood Lane, Madison, Tennessee 37115**
(House Number) (Street) (City) (State) (Zip)

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

Witness my hand this the 22nd day of December, 2023.

Tara Orr

Tara Ann Orr

INDIVIDUAL ACKNOWLEDGEMENTS:

STATE OF Tennessee }
COUNTY OF Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Tara Ann Orr**, with whom I am personally acquainted (or proved to me in 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 22nd day of December, 2023.

My Commission expires:
March 3, 2025

Christopher Stokes
Notary Public

CHRISTOPHER STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 3, 2025

EXHIBIT 'A'

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. C-111 ON THE PLAN OF CEDARWOOD COURTYARD HOMES, PHASE ONE, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 5200, PAGE 60-61, AND CLARIFIED IN PLAT BOOK 5497, PAGE 800, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO TARA ANN ORR, AS HER SOLE AND SEPARATE PROPERTY, BY WARRANTY DEED FROM VICTOR L. WALLACE, AN UNMARRIED MAN, RECORDED ON AUGUST 1, 2022, OF RECORD IN INSTRUMENT NO. 20220801-0087423, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO VICTOR L. WALLACE, UNMARRIED, BY WARRANTY DEED FROM ERIC SPENCER, UNMARRIED, AND JENNIFER CLARK, UNMARRIED, RECORDED ON JAUNARY 6, 2014, OF RECORD IN INSTRUMENT NO. 20140106-0001153, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.