Karen Johnson
Batch # 1111608
03/15/2024 01:44:48 PM
Fees: $42.00 Taxes: $0.00
Davidson County
DEEDQC
8 pgs
20240315-0018204

After recording, return document
and send future tax statements to:

Jothany Reed
509 Rivercrest Cove
Nashville, TN 37214

This instrument prepared by:

Jothany Reed
509 Rivercrest Cove
Nashville, TN 37214

QUITCLAIM DEED

Under T.C.A. § 66-5-103(B)(2)

THIS INDENTURE, made this 14 day of March , 2024 between the grantor,

Jothany Reed, (50%) a married woman, 509 Rivercrest Cove, Nashville, TN 37214, and Norman Eugene Reed, (25%) a married man, 509 Rivercrest Cove, Nashville, TN, 37214, and Matthew Blackwood, (25%) a single man, 509 Rivercrest Cove, Nashville, TN 37214

and the grantee,

Jothany Reed, (50%) a married woman, 509 Rivercrest Cove, Nashville, TN 37214, and Norman Eugene Reed, (25%) a married man, 509 Rivercrest Cove, Nashville, TN, 37214, and Matthew Blackwood, (25%) a single man, 509 Rivercrest Cove, Nashville, TN 37214 as tenants in common.

WITNESSETH, that in consideration of the sum of $1.00

in hand paid, the receipt of which is hereby acknowledged, the grantor does hereby quitclaim to the grantee all interest in the following land, situated in the County of Davidson , in the State of Tennessee, to wit:
See Exhibit A

Parcel ID: 05700004300; 05700008900; and 05700009500. See Exhibit A
Commonly known as: 4410 Sulphur Creed Rd Nashville, TN 37218
Source of title:
See Exhibit A

THIS CONVEYANCE is made subject to:
all applicable restrictions, easements, building setback lines and conditions of record, include but limited to those in the Register of Deed's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents on the day and year first above written.

Signature: Jothany Reed
Print name: Jothany Reed
Capacity: Grantor

Signature: Norman E. Reed Sr.
Print name: Norman Reed
Capacity: Grantor

Signature: M Blackwood
Print name: Matthew Blackwood
Capacity: Grantor

Signature: _____
Print name: _____
Capacity: _____

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of March, 2024, before me personally appeared Jothany Reed, Norman Reed, Matthew Blackwood, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that ____ executed the same as ____ free act and deed.

BRYAN KEITH WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Signature: Bryan Keith White
Print name: Bryan Keith White
Title: NOTARY PUBLIC
My commission expires: My Commission Expires On May 5, 2025

OATH OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 1.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Jothany Reed
Signature
Jothany Reed
Print name

SUBSCRIBED AND SWORN TO before me this 11 day of March, 2024.

Signature: Bryan Keith White
Print name: Bryan Keith White
Title:
My commission expires: My Commission Expires On May 5, 2025

BRYAN KEITH WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

OATH OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 1.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Signature
Matthew Blackwood
Print name

SUBSCRIBED AND SWORN TO before me this 1st day of March, 2024.

Signature: Bryan Keith White
Print name: Bryan Keith White
Title: NOTARY PUBLIC
My commission expires: My Commission Expires On May 5, 2025

BRYAN KEITH WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

OATH OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 1.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Signature
Norman Reed
Print name

SUBSCRIBED AND SWORN TO before me this 14 day of March, 2024.

Signature: Keith White
Print name: Bryan Keith White
Title: NOTARY PUBLIC
My commission expires: My Commission Expires On May 5, 2025

BRYAN KEITH WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Exhibit A

Purpose: The three legal descriptions and separate parcels 05700004300, 05700008900, and 05700009500 are being combined into one parcel and one legal description so that the three Bill NO: 2023-61173, 2023-61452, and 2023-61446 can be combined for tax purposes.

Former Legal Descriptions and Source of Title

1). Property Address is Sulphur Creek Rd, Parcel is 05700004300, and Acres is 0.3000. This is Bill NO:2023-61173.

Map/Parcel ID:

DS MapNum GP CtrlMap Parcel I S-I

00 57 43.00 R 000

Property Address: SULPHUR CREEK RD --- Subdivision: N SIDE SULPHUR CREEK RD, E OF OLD HICKORY BLVD --- Dimensions: Fr:74, S1:176, SF:74 --- Calculated Acres: 0.3000 Deeded Acres: 0.3000 A survey was made by Ernest Davis, Surveyor, dated October 10, 1970.

Source of Title: Being part of the same property conveyed to L.L. Moore by deed from E.B. Kemp and wife, Dexter O. Kemp, of record in Book 1562, page 395, Register's Office for Davidson County, Tennessee. The Warranty Deed from Dr. L. L. Moore to Edna Lockert was recorded September 12,1975 in Davidson County, TN. This instrument was prepared by James E. Reed, Broker at Acme Realty Co. 1125 Church Street, Nashville, TN 37208. This is recorded in the Recorder's Office File Book 4950 Page 468.

2) Property Address is Sulphur Creek Rd, Parcel is 05700008900, and Acres is 4.3000. This is Bill NO: 2023-61452.

Map/Parcel ID:

DS MapNum GP CtrlMap Parcel I S-I

00 57 89.00 R 000

Property Address: SULPHUR CREEK RD --- Subdivision: N. SIDE SULPHUR CREEK RD. E. OF OLD HICKORY BLVD ---Dimensions: N/A--- Calculated Acres: 4.3000 Deeded Acres: 4.3000. A survey was made by Ernest Davis, Surveyor, dated October 10, 1970.

Source of Title: Being part of the same property conveyed to L.L. Moore by deed from E.B. Kemp and wife, Dexter O. Kemp, of record in Book 1562, page 395, Register's Office for Davidson County, Tennessee. The Warranty Deed from Dr. L. L. Moore to Edna Lockert was recorded November 4, 1970 in Davidson County, TN. This instrument was prepared by Caesar E. Urrutia 601 Stahlman Building Nashville, TN 37201. This is recorded in the Recorder's Office File Book 4459 Page 83.

3) Property Address is 4410 Sulphur Creek Rd, Parcel is 05700009500, and Acres is 12.3700. This is Bill NO: 2023-61446.

Map/Parcel ID:

DS MapNum GP CtrlMap Parcel I S-I

00 57 95.00 R 000

Property Address: 4410 SULPHUR CREEK RD --- Subdivision: N. SIDE SULPHUR CREEK RD. E. OF OLD HICKORY BLVD.--- Dimensions: N/A--- Calculated Acres: 12.3700 Deeded Acres: 12.3700. A survey was made by Ernest Davis, Surveyor, dated October 10, 1970.

Source of Title: Being part of the same property conveyed to L.L. Moore by deed from E.B. Kemp and wife, Dexter O. Kemp, of record in Book 1562, page 395, Register's Office for Davidson County, Tennessee. The Warranty Deed from Dr. L. L. Moore to Edna Lockert was recorded on August 18, 1972, in Davidson County, TN. This instrument was prepared by The Law firm Pedigo & Saindon in the Stahlman Building, Nashville, TN 37201. This is recorded in the Recorder's Office File Book 4630 Page 45.

New Legal Description and Source of Title:

Property Address: 4410 SULPHUR CREEK RD- Subdivision: N. SIDE SULPHUR CREEK RD. E. OF OLD HICKORY BLVD.--- Dimensions: Fr:74, S1:176, SF:74 --- Calculated Acres: 16.9700 Deeded Acres: 16.9700.

Source of Title: Being part of the same property conveyed to L.L. Moore by deed from E.B. Kemp and wife, Dexter O. Kemp, of record in Book 1562, page 395, Register's Office for Davidson County, Tennessee. The Warranty Deed from Dr. L. L. Moore to Edna Lockert was recorded on November 4, 1970, in Davidson County, TN. This instrument was prepared by Caesar E. Urrutia 601 Stahlman Building Nashville, TN 37201. This is recorded in the Recorder's Office File Book 4459 Page 83. The Warranty Deed from Dr. L. L. Moore to Edna Lockert was recorded on August 18, 1972, in Davidson County, TN. This instrument was prepared by The Law firm Pedigo & Saindon in the Stahlman Building, Nashville, TN 37201. This is recorded in the Recorder's Office File Book 4630

Page 45. The Warranty Deed from Dr. L. L. Moore to Edna Lockert was recorded on September 12, 1975, in Davidson County, TN. This instrument was prepared by James E. Reed, Broker at Acme Realty Co. 1125 Church Street, Nashville, TN 37208. This is recorded in the Recorder's Office File Book 4950 Page 468. The Quitclaim Deed from Edna Lockert to Jothany Blackwood was recorded on March 15, 2022, in Davidson County, TN. This instrument was prepared by Jothany Blackwood 509 Rivercrest Cove Nashville, TN 37214. This is recorded in the Davidson County Register of Deeds. The Quitclaim Deed from Jothany Blackwood to Jothany Blackwood, Norman Reed, and Matthew Blackwood was recorded on April 11, 2022. This instrument was prepared by Jothany Blackwood 509 Rivercrest Cove Nashville, TN 37214. This is recorded in the Davidson County Register of Deeds. The Quitclaim Deed from Jothany Blackwood to Jothany Reed was recorded on February 2, 2024. This instrument was prepared by Jothany Reed 509 Rivercrest Cove Nashville, TN 37214. This is recorded in the Davidson County Register of Deeds in instrument number 20240202-0007599