Karen Johnson
Batch # 1118324
04/03/2024 01:01:02 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240403-0023531

This instrument was prepared by:
Zale Dowlen, Attorney #026816
PO Box 335
Goodlettsville, Tennessee 37070-0335
(615) 497-0763
zale@dowlenlaw.com

ADDRESS NEW OWNER:
Olivia Blake
996 Carroll Street, Apt 2F
Brooklyn, New York 11225

SEND TAX BILL TO:
Same

MAP/PARCEL:
073 12 0 035.00

QUITCLAIM DEED AND AFFIDAVIT OF HEIRSHIP

KNOW ALL PERSONS by these presents that:

Jeffrey Stockard and Mary C. Stockard (aka Mary Conklin) owned this property as husband and wife with joint right of survivorship. Jeffrey Stockard passed first (1st) in 2016. Mary C. Stockard then passed second (2nd) in 2023, not having remarried.

The undersigned sole heir of Jeffrey Stockard and Mary C. Stockard, Olivia Blake, for and in consideration of the sum of zero dollars ($0.00), and sufficiency of which is hereby acknowledged, now conveys, releases and forever quitclaims unto herself as the lawful heirs of the deceased, by operation of statute, all right, title and interest in and to a certain tract of land in Davidson County, Tennessee described below:

> Being Lot Number 229 on the Plan of Sunset View Subdivision, Section 2, as of record in Book 2663, page 52, Register's Office, Davidson County, Tennessee.
>
> Being the same property conveyed to Jeffrey Stockard and Mary C. Stockard (formerly Mary Conklin) by quitclaim deed from Kenneth P. Ezell, Jr, Trustee, of record in Deed Book 6904, Page 626 signed on June 27th, 1986 and filed July 1st, 1986.
>
> Being the same property conveyed to Jeffrey Stockard and Mary Conklin by deed from Dale L. Harned and wife, Kathleen S. Harned of record in Book 6085, page 85, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record and encumbrances as may affect the premises.

The property is commonly known as 2425 Ridgeland Drive, Nashville, Tennessee 37214.

The sole purpose of this instrument is to convey property pursuant to statute to the sole surviving heir of the aforenamed owners.

The undersigned grantor is the only heir at law of the deceased. Being duly sworn, she declares as follows:

1. The above-described property was vested in Jeffrey Stockard and Mary C. Stockard as married individuals with joint right of survivorship.
2. Jeffrey Stockard, passed on December 20th, 2016.
3. Mary C. Stockard, passed December, 12th, 2023.
4. I am their sole heir.
5. When Jeffrey Stockard, the property passed to Mary C. Stockard as surviving spouse.
6. When Mary C. Stockard passed, she had not remarried and left one (1) surviving heir.
7. Mary C. Stockard left a Will passing all her possessions to me as her sole surviving heir.
8. Upon her passing, the real property passed to me pursuant Tenn. Code Ann. § 31-2-103.
9. I am now vesting ownership in this property to myself as the sole heir of the last remaining spouse, Mary C. Stockard.

Witness my hand the 27th day of March 2024.

Olivia Blake

State of New York

County of Queens

SWORN to and subscribed before me this the 27th day of March 2024.

NOTARY PUBLIC

GEORGINA GRACIA-LEACOCK
Notary Public, State of New York
No. 01GR6156812
Qualified in Queens County
Commission Expires 12-04-2026

My commission expires: 12-04-2026

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed. I, the above listed grantor conveys the real property to the sole heirs of the descendants.

Witness my hand the 27th day of March 2024.

Olivia Blake

State of New York

County of Queens

SWORN to and subscribed before me this the 27th day of March 2024.

NOTARY PUBLIC

GEORGINA GRACIA LEACOCK
Notary Public, State of New York
No. 01GR6156812
Qualified in Queens County
Commission Expires 12-04-2026

My commission expires:

12-04-2026

This instrument was prepared upon information furnished by the transferor. No independent title search has been made. This does not warrant title.