# QUITCLAIM DEED

FROM: KAREEM BLACKSTON

TO: ERIKA BLACKSTON

This Instrument was prepared by:

Nashville Law Offices, PLLC
500 Church St, Suite 210
Nashville, TN 37219

| **Address New Owner:** | **Send Tax Bills To:** | **Map-Parcel No.:** |
|---|---|---|
| **2557 Jordan Ridge Drive**<br>**Nashville, TN 37218** | **SAME**<br>**SAME** | **058-09-0A-212.00-CO** |

Karen Johnson
Batch # 1187721
09/30/2024 12:06:25 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240930-0075552

AFFIDAVIT

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The undersigned, after being duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled ERIKA BLACKSTON v. KAREEM BLACKSTON, Docket No. 24D910, Third Circuit Court of Davidson County, Tennessee and pursuant to a division of marital property and that there was monetary consideration given for the transfer.

Kareem Blackston
KAREEM BLACKSTON

Sworn to and subscribed before me, this 28th day of September 2024

LYNN E SLUSHER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lynn E Slusher
NOTARY PUBLIC
My Commission Expires: May 7th 2026

This transaction is exempt from tax pursuant to T.C. A. §67-4-409 (a)(3)(E), and in accordance with the terms and condition of the Marital Dissolution Agreement executed in that certain case ERIKA BLACKSTON v. KAREEM BLACKSTON, Docket No. 24D910, Third Circuit Court of Davidson County, Tennessee. Accordingly, Kareem Blackston has bargained and sold, and by these presents does transfer and quitclaim to Erika Blackston, her heirs, successors, and assigns, all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 203 on the Plan of Jordan Ridge at Eaton's Creek, Phase 7-Section 1, "A Cluster Lot Planned Unit Development" of record in Plat at Instrument No. 20070824-0101605, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the

property.
Being the same property conveyed to Bobby J. Starkey, Jr. and Tikina K. Starkey, husband and wife by, by Special Warranty Deed from NVR, Inc., a Virginia Corporation, dated June 05, 2008 and recorded on June 06, 2008.

Being the same property conveyed to Kareem and Erick Blackston by deed of record from Bobby J. Starkey, Jr. and Tikina K. Starkey, Register's Office for Davidson County, Tennessee under instrument 20180412-0034542.

Legal description obtained from prior deed.

This conveyance is subject to: all covenants, easements, restrictions and other matters of record.

This is improved property known as 2557 Jordan Ridge Drive, Nashville TN 37218.

Witness my hand this 28th day of September, 2024

Lynn E Slusher

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public, in and for the aforesaid County and State, , with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of September, 2024

Lynn E Slusher
NOTARY PUBLIC
My Commission Expires: May 7th, 2026

LYNN E SLUSHER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**DISCLAIMER**

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