QUITCLAIM DEED

CAMILLE WOODS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-20-2028

AJ-AOH-QCD-24-501

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF December, 2024

Notary Public

MY COMMISSION EXPIRES

Karen Johnson
Batch # 1235160
02/06/2025 03 51 58 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250206-0009284

THIS INSTRUMENT WAS PREPARED BY (and please

Rudy & Partners, PLLC
2012 21st Ave S
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Tim Blackburn and Raven Mullins	**New Owners**	
(NAME)	(NAME)	
501 28th Street	111 Riner Drive	**05308011300**
(ADDRESS)	(ADDRESS)	
Old Hickory, TN, 37138	Old Hickory, TN, 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

TIM BLACKBURN, RAVEN MULLINS, AND KATIE BLACKBURN ("GRANTORS")

BY THESE PRESENTS DO HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

TIM BLACKBURN AND RAVEN MULLINS, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP ("GRANTEES")

THEIR HEIRS, SUCCESSORS, AND ASSIGNS, ALL GRANTORS' 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

BEING LOTS NOS 4 & 5 OF BLOCK 24 ON THE PLAN OF DABBS & ELLIOT SUBDIVISION, AS OF RECORD IN BOOK 547, PAGE 127, REGISTER'S OFFICE FOR SAID COUNTY

SAID LOTS NOS 4 & 5 ADJOIN AND FRONT TOGETHER 100 FEET ON THE NORTHERLY SIDE OF 28TH STREET AND EXTENDS BACK BETWEEN PARALLEL LINES 144 FEET, MORE OR LESS, TO AN ALLEY IN THE REAR

BEING THE SAME PROPERTY CONVEYED TO VALARIE BLACKBURN, BY QUITCLAIM DEED, FROM JIMMY D RION AND WIFE INZA R RION, OF RECORD IN INSTRUMENT NO 20000229-0019584, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

THE SAID JIMMY D RION AND WIFE INZA R RION HAVING RESERVED A LIFE ESTATE FOR THEMSELVES, THEIR INTEREST IN THE PROPERTY PASSED BY OPERATION OF LAW WHEN INZA DIED IN FEBRUARY OF 2005 AND WHEN JIMMY DIED IN JULY OF 2007

THE SAID **VALARIE BLACKBURN** HAVING SINCE DIED INTESTATE ON NOVEMBER 11, 2024, THE PROPERTY OF THE SAID **VALARIE BLACKBURN** VESTED **TIM BLACKBURN, RAVEN MULLINS, AND KATIE BLACKBURN,** AS EVIDENCED BY AFFIDAVITS OF HEIRSHIP OF RECORD IN **INSTRUMENT NO.** 20241231-0101531 AND **INSTRUMENT NO.** 20241231-0101532, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including but not limited to, taxes past due

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **501 28TH Street, Old Hickory, TN, 37138**

Witness my hand this the 27 day of DECEMBER, 2024

TIM BLACKBURN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **TIM BLACKBURN,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal, this the 27 day of December, 2024

Notary Public
My Commission Expires 3.20.28
(SEAL)

CAMILLE WOODS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

RAVEN MULLINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **RAVEN MULLINS,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal, this the 27 day of December, 2024

Notary Public
My Commission Expires 3-20-28
(SEAL)

CAMILLE WOODS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission E

KATIE BLACKBURN BY TIM BLACKBURN AS ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **KATIE BLACKBURN BY TIM BLACKBURN AS ATTORNEY IN FACT*,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal, this the 27 day of December, 2024

Notary Public
My Commission Expires 3-20-28
(SEAL)

CAMILLE WOODS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

*Please find POA of record in Instrument No 20241227-0100717, in the Register's Office for Davidson County, Tennessee