Karen Johnson Davidson County
Batch# 1248517 DEEDQC
03/20/2025 11:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250320-0020436

THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owners	**Send Tax Bills To**	**Map-Parcel No.**
Ginger L. Jarrett, trustee 2294 Ingram Road Whites Creek, TN 37189	Same	031-00-0-074.00

Quitclaim Deed to Trustee

Grantor: June C. Blackwell (unmarried)

Grantee: Ginger L. Jarrett, Trustee of the Irrevocable Trust Agreement of June C. Blackwell, dated March 18, 2025.

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Being a parcel of land in the 3rd Civil District of Davidson County, Tennessee located on the north margin of Ingram Road and east of Lickton Pike, said parcel being parcel 74.00 as shown on tax map 31-00, belonging to June Blackwel as evidenced in Deed Book 4013 Page 482 in the Register's Office for Davidson County, Tennessee (RODCT) of and being more particularly described as follows:
BEGINNING at an iron pin on the north margin of Ingram Road, said iron pin being the southeast corner of the property herein described, parcel 74.00, and said iron pin being the southwest corner of parcel 147.00 belonging to Tolbert as evidenced in Instrument Number 200001190006282, RODCT, and said iron pin being 175.73 feet from the southeast corner of Lot 3 of the subdivision of Albert Tolbert and Jeff T. Blackwell property, as evidenced in Plat Book 6200 Page 34 (parcel 116.00), as evidenced in Instrument Number 200311260171894, RODCT, thence:

1) Following the line common to parcel 74.00 and to parcel 147.00, North 35 degrees 57 minutes 23 seconds West a distance of 490.00 feet to an iron pin, said iron pin being in the east line of the property herein described, and said iron pin being in the line common to parcel 74.00 and to parcel 147.00, thence:
2) Continuing to follow the line common to parcel 74.00 and to parcel 147.00, North 35 degrees 53 minutes 12 seconds West a distance of 163.25 feet to an iron pin, said iron pin being the northeast corner of the property herein described, and said iron pin being in the line common to parcel 74.00 and to parcel 147.00, and said iron pin also being the southeast corner of parcel 122.00 belonging to Randall Travis Blackwell as evidenced in Instrument Number 200812180121276, RODCT, thence:
3) Leaving the line common to parcel 147.00, following the line common to parcel 74.00 and to parcel 122.00, South 37 degrees 51 minutes 02 seconds West a distance of 386.67 feet to an iron pin, said iron pin being the northwest corner of the property herein described, and said iron pin being in the northeasterly line of parcel 116.00, Lot 3, thence:
4) Leaving the line common to parcel 122.00, with the line common to parcel 74.00 and to parcel 116.00, South 54 degrees 59 minutes 27 seconds East a distance of 605.53 feet to an iron pin. Said iron pin being on the north margin of Ingram Road, and said iron pin being the southwest corner of the property herein described, and said irons pin being the southeast corner of parcel 116.00, Lot 3, thence:
5) With the north margin of Ingram Road, North 45 degrees 12 minutes 18 seconds East a distance of 175.73 feet to an iron pin, the BEGINNIG, containing 173859 square feet or 3.9850 acres, according to a survey by Jesse E. Walker, RLS, PE.

Being the same property conveyed to June C. Blackwell by deed from June Blackwell, of record as Instrument Number 20090710-0064376, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Jeff T. Blackwell and wife, June C. Blackwell by deed of record in Book 4013, Page 482, Register's Office for Davidson County, Tennessee. The said Jeff T. Blackwell having since died.

This is improved property, known as: 2294 Ingram Road Whites Creek, TN 37189.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

June Blackwell and June C. Blackwell are one and the same person.

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986

June C. Blackwell

June C. Blackwell, Grantor

State of Tennessee
County of Sumner

On March 18, 2025, personally appeared before me, June C. Blackwell, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Notary Public

My commission expires: 7/21/26

CHRIS JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Ginger Lee Jarrett

Ginger L. Jarrett, Trustee
Grantee

Sworn to and subscribed before me on March 18, 2025.

Notary Public

My commission expires: 7/2/25

CHRIS JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

* *

TRUE Copy Certification

I, Samuel Cox, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 18, 2025.

Signature

3-18-2025
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on March 18, 2025.

Notary's Signature
My Commission Expires: 7/2/26

CHRIS JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER