Karen Johnson Davidson County
Batch # 1267666 DEEDQC
05/02/2025 11:38:27 AM 4 pgs
Fees: $23.00 Taxes: $27.75

20250502-0034131

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$7500.00
James E Lasker, Affiant
Subscribed and sworn before me this the
2 Day of May, 2025.
Brandi Wells, Deputy Register

Quitclaim Deed

RECORDING REQUESTED BY Send tax Bills to
AND WHEN RECORDED MAIL TO:
James E Lasker, Jr., Grantee(s)
1317 Valley Trail
Whites Creek, TN 37189
Consideration: $ 7500.00
Property Transfer Tax: $
Assessor's Parcel No.: 92-6-448
PREPARED BY: _____ certifies herein that he or she has prepared this Deed.

James E Lasker
Signature of Preparer

29 Jan 2025
Date of Preparation

James E Lasker, Jr.
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on Jan 30th 2025 in the County of Davidson, State of Tennessee by Grantor(s), Donsala Blanchard, whose post office address is 5201 West 11th Street Apt 1201 Greeley, CO to Grantee(s), James E Lasker, Jr., whose post office address is 1317 Valley Trl, Whites Creek, TN 37189,

WITNESSETH, that the said Grantor(s), Donsala Blanchard, for good consideration and for the sum of Seven thousand five hundred ($7500.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Donsala Blanchard
Signature of Grantor

Donsala Blanchard
Print Name of Grantor

Signature of First Witness to Grantor(s)

Tonia Berry Laster
Print Name of First Witness to Grantor(s)

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

Signature of Second Witness to Grantor(s)

James F. Laster
Print Name of Second Witness to Grantor(s)

GRANTEE(S):

James E Laster
Signature of Grantee

James E Laster Jr
Print Name of Grantee

Signature of First Witness to Grantee(s)

Tonia Berry Laster
Print Name of First Witness to Grantee(s)

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable)

Signature of Second Witness to Grantee(s)

James I Laster
Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On Jan 30 2025, before me, Dirk Johnson, a notary public in and for said state, personally appeared, James Laster, Donsala Blanchard Tonia Laster & James Isaiah Laster

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary

Affiant Known _____ Produced ID 4 ID's

Type of ID All were Drivers Licenses

(Seal)

DIRK JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT "A"

Being the Westerly 20 feet of Lot No. 41 and the easterly 5 feet of Lot No. 40 in Faulconer and Ashcraft's Subdivision of Lots 18 and 19 Boyd McNairy Plan, a plan of which subdivision is of record in Book 57, page 121, Register's Office for said County, Tennessee.

Said westerly part Lot No. 41 and easterly 5 feet of Lot No. 40 together front 25 feet on the northerly of side of Prospect Street and run back between parallel lines 106 feet to an alley.

Being the same property vested in Pamela Putnam, Jeannette Laster, James Laster, Jr. Barbara Gaines, Donsala Blanchard, Antoine Nesby, Anthony Gregory, Angela Shelton and Latisha Nesby by Affidavit of Heirship of record as Instrument No. 20190211-0012833 Register's Office for Davidson County, Tennessee. Antoine Nesby and Antowan Nesby being one and the same person.

Also, being the same property conveyed to James Laster, Jr. by Quitclaim Deed from Jeannette Laster and Pamela Putnam of record as Instrument No. 20191125-0121463, Register's Office for Davidson County, Tennessee. Jeannette Laster and Pamela Putnam both transferring their undivided interest to their Brother, James Laster, Jr.

Also, being the same property conveyed to James Laster, Jr. by Quitclaim Deed from Anthony Gregory of record as Instrument No. 20200212-0016026 the said Anthony Gregory transferring his undivided 1/14th interest.