Name and Address of New Owner:
Chilly Water LLC
111 Imperial Blvd. B-202
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 1269165 DEEDQC
05/06/2025 10:05:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250506-0035176

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 041-03-0A-076.00-CO and 076-01-0-036.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged **Winford Lee Blackburn, Jr. A/K/A Winford L. Blackburn, and Abby Blackburn (erroneously referred to as Abby Lee Blackburn in prior deed for Property 1), husband and wife,** "the Grantors," convey and quitclaim unto **Chilly Water, LLC, a Tennessee limited liability company,** "the Grantee," all our right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

Property 1:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Section Two, Vantage Pointe, of record in instrument number 20060406-0040015 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Winford Lee Blackburn, Jr. and Abby Lee Blackburn, husband and wife, by Warranty Deed from Lindsey Tucker-Job, f/k/a Lindsey Tucker, of record in Instrument No. 20200825-0096090, Register's Office for Davidson County, Tennessee, dated August 21, 2020 and recorded on August 25, 2020.

Being improved property known as 1408 Goodnight Court, Nashville, Tennessee 37207.

Property 2:
Being Lot No. 24 on the Plan of Oak Creek Subdivision as of record in Plat Book 5200, Page 96, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description of said lot.

Said Lot No. 24 fronts 115 feet on the westerly margin of Rehnea Drive and runs back 111.14 feet on the northeasterly line and 166.18 feet on the southwesterly line to a rear line of 85.07 feet.

Being the same property conveyed to Winford L. Blackburn and wife, Abby Blackburn by Warranty Deed from Philip E. Dildine and wife, Jacquelyn Schuster, signed April 11, 2008 and recorded April 14, 2008 in Instrument No. 20080414-0037448, Register's Office for Davidson County, Tennessee.

Being improved property located at 663 Rehnea Dr., Old Hickory, TN 37138.

These properties are not now, nor have they ever been a marital residence of the Grantors herein and as such are not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-301, et seq. or other similar statute.

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 29th day of April, 2025.

Winford Lee Blackburn

Abby Blackburn

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 29th day of April, 2025.

Winford Lee Blackburn, Jr.

Abby Blackburn

STATE OF TENNESSEE
COUNTY OF Sumner

On this 29th day of April, 2025, before me personally appeared Winford Lee Blackburn, Jr. and Abby Blackburn, to me known, or proved to me on the basis of satisfactory evidence, to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 29th day of April, 2025.

Notary Signature
My commission expires: 11/26/2028

SHEILA SCHMAEDIG
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires November 26, 2028

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this 1st day of May, 2025.

Notary Signature
My commission expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

202505060035176

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 5-1-25.

Affiant Signature — Date: 5-1-25

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 1st day of May, 2025.

Notary Signature

My Commission Expires: 5-9-26

