JENNY B. BLACK -- TO -- RICHARD E. BLACK

This instrument prepared by:
Raymond W. Fraley, Jr.
205 East Market Street
Fayetteville, Tennessee 37334
NO TITLE SEARCH MADE

Karen Johnson
Batch # 1292150
07/01/2025 08 10 18 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250701-0051538

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, JENNY B. BLACK, do hereby demise, release, and forever quitclaim all my right, title, claim and interest in and to the following described real estate unto RICHARD E. BLACK, lying and being in Davidson County, Tennessee, bounded and described as follows:

> A certain condominium located in Davidson County, Tennessee, being Unit No. 312 of Bristol West End, a condominium development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et. seq., of the Tennessee Code Annotated, under the master deed establishing Bristol West End, a condominium development of record as Instrument No. 20070503-0053313 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the by-laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, said unit being depicted on Exhibit "C" to said master deed; together with a percentage interest in the common

elements and voting percentage set forth in Exhibit "D" to said master deed, as amended in Instrument Nos. 20070629-0077729, 20081016-0104201 and 20101130-0095113, said Register's Office.

The hereinabove described real estate is the same and identical real estate heretofore conveyed unto Richard E. Black and wife, Jenny B. Black, by deed of William S. Whitaker, married, dated April 31, 2012, which deed is to be found of record in the Register's Office of Davidson County, Tennessee, in Instrument No. 20120906-0080786, to which deed reference is here had for more particulars. The interest of Jenny B. Black to the subject real estate was vested to Richard E. Black pursuant to the Marital Dissolution Agreement and Final Divorce Decree of September 8, 2015, in an action styled *Jenny Lind Bonner Black v. Richard Earl Black, Jr.* in Case No. 14179 in the Chancery Court of Lincoln County, Tennessee.

This conveyance is subject to all matters set forth on the plat of Bristol Development Group of record in Instrument No. 20060801-0093560; covenants, conditions and restrictions of record in Instrument No. 20050105-0001970; all matters set forth in the master deed of record in Instrument No. 20070503-0053313, as amended of record in Instrument Nos. 20070629-0077729, 20081016-0104201 and 20101130-0095113; easements of record in Instrument Nos. 20040615-0070569 and 20060320-0031877 re-recorded in Instrument No. 20060405-0039176; stormwater detention agreement of record in Instrument No. 20050603-0062976 and any and all other existing easements and restrictions as shown of record.

MAP-PARCEL NUMBERS 104-2-4-B-312.00 CO

IN TESTIMONY of all which I have hereunto set my hand and seal on this the 20th day of October, 2015.

JENNY B. BLACK

STATE OF TENNESSEE
COUNTY OF LINCOLN

Personally appeared before me, the undersigned, a Notary, in and for said State and County, Jenny B. Black, the within named bargainer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of ~~October~~ September, 2015.

CAROL S. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
LINCOLN COUNTY

Carol S. Miller
Notary Public

My commission expires: 6-11-19

Name and address of property owner and person responsible for real estate taxes:
Richard E. Black
401 Breckenridge Drive – Unit B
Huntsville, AL 35802

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is -0-, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

RICHARD E. BLACK

Sworn to and subscribed before me this the 26th day of ~~September, 2015.~~ June 2025

Jacqueline Deloris Pippen Jackson
NOTARY PUBLIC

My Commission expires: 11-14-28.

Jacqueline Deloris Pippen Jackson
NOTARY PUBLIC
ALABAMA STATE AT LARGE
COMM EXP 11-14-2028