Karen Johnson Davidson County
Batch # 1329445 DEEDQC
10/02/2025 08 58 07 AM 2 pgs
Fees $12 00 Taxes $0 00
20251002-0078448

Record and Return Mail To:
This Instrument Prepared By
S. Brad Dozier, Attorney-at-Law
PO Box 2787
Brentwood, TN 37024
(615) 259-2670

Prepared from information supplied by the parties
No title search
No consideration

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
CLORINDA YVONNE BLACKWELL, Trustee	Same	075 10 0 069.00
CLORINDA YVONNE BLACKWELL LIVING TRUST dtd 9/17/2025		
8216 LUREE LN		
HERMITAGE, TN 37076		

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **CLORINDA Y. BLACKWELL, unmarried ("Grantor")** this day quitclaims, conveys and transfers unto **CLORINDA YVONNE BLACKWELL, as Trustee of the CLORINDA YVONNE BLACKWELL LIVING TRUST dtd 9/17/2025 ("Grantee")**, all of the Grantor's interest in and to a certain tract of land in Davidon County, Tennessee, described more fully as follows:

Being Lot No. 119 on the Plan of Hermitage Estates, as of record in Book 3300, pages 70 and 71, Register's Office for said County. Said Lot No. 119 fronts 80 feet on the east side of Luree Lane and extends back 151.6 feet on the north line and 145 feet on the south line, to a broken line measuring 94 feet thereon.

Being the same property conveyed to Viking Homes, Inc., by deed from Paul L. Barnard and wife, Jo Anne Barnard, of record in Book 4908, page 44, said Register's Office.

Being the same property conveyed to Thomas E. Blackwell and wife Clorinda Y. Blackwell, unmarried, from Viking Homes, Inc., by Warranty Deed recorded June 12, 1975, of record at Book 4921, pages 766-767, as Instrument No. 00004921-0000766, in the Register's Office for Davidson County, Tennessee.

Thomas E. Blackwell departed this life on 8/18/2025 leaving Clorinda Y. Blackwell as the sole owner of the property described herein.

This is improved property known as ***8216 LUREE LN, HERMITAGE, TN 37076***

This conveyance is subject to all previously applicable easements, restrictions, and other matters of record.

This legal description is the same as in the previous deed of record. Grantor and Grantees acknowledge that this deed was prepared from the information provided by them and no title search was performed by the preparer.

IN WITNESS WHEREOF, the Grantor hereby affixes their signature on this the **17TH** day of **SEPTEMBER**, **2025**.

Clorinda Y. Blackwell
CLORINDA Y. BLACKWELL, Grantor

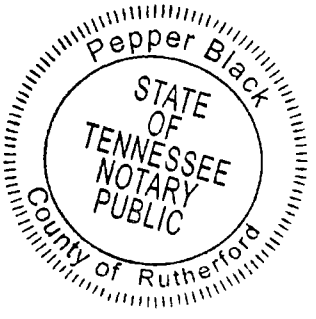
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named CLORINDA Y. BLACKWELL, with whom I am personally acquainted, and who acknowledged, upon oath, they purposefully executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this **17TH** day of **SEPTEMBER**, **2025**.

Pepper Black
Notary Public

My Commission Expires: 8/15/2026



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is Zero and 00/100 Dollars ($0.00).

Clorinda Yvonne Blackwell
CLORINDA YVONNE BLACKWELL,
Trustee/Grantee/Affiant

Sworn to and subscribed to before me, this the **17TH** day of **SEPTEMBER**, **2025**.

Pepper Black
Notary Public

My Commission Expires: 8/15/2026

