Karen Johnson Davidson County
Batch# 1361897 DEEDQC
12/29/2025 11:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251229-0102682

QUITCLAIM DEED

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 11/2/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert J. Notestine, III, Attorney at Law
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

File No.: 25-0583

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ronald Blair Jr., unmarried	New Owner	Map: 05914014900
(NAME) 3847 Crouch Dr.	(NAME)	
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RONALD BLAIR, SR., A MARRIED MAN A/K/A RONALD BLAIR,

HEREINAFTER CALLED THE GRANTORS, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO

RONALD BLAIR JR., UNMARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF OUR INTEREST IN THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE:

Being Lot No. 200 on the Plan of Haynes Manor Subdivision, Section 1, as of record in Book 3600, Page 85, described as follows:

Beginning at a point in the westerly margin of Rowan Drive at the southwesterly intersection of Rowan and Couch Drives; thence with the westerly margin of Rowan Drive, southwardly 135,84 feet to a point in the westerly margin of said Drive; thence north 63 degrees 17' west 72.22 feet to a point; thence north 67 degrees 02' west 66 feet to a point; thence north 22 degrees 56' west 69 feet to a point; thence north 36 degrees 59' east 150 feet to point in the southwesterly margin of Crouch Drive; thence southeastwardly with the margin of said Drive 142.9 feet to the beginning of a curve; thence southwestwardly around said curve 37.13 feet to the point of beginning.

Being the same property conveyed to Ronald Blair, a married man, by deed from Robert C. Blair and wife, Constance E. Blair, of record in Instrument No. 20190516-0046226, dated May 14, 2019, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved property, known as 3847 Crouch Dr., Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 23rd day of December, 2025.

Ronald Blair, Sr.

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 Ronald Blair, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 23rd day of December, 2025.

My Commission Expires:

11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or 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 December 23, 2025.

(AFFIANT) – Anita Lester

December 23, 2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me December 23, 2025.

My commission expires: 3-3-26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON