This instrument prepared by:
(And return to:)

Jeffrey M. Grissim,
Attorney at Law
1222 17th Avenue S.
Nashville, TN 37212

Karen Johnson Davidson County
Batch # 1405811 DEEDQC
04/15/2026 10:54:43 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260415-0030756

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Carl Victor Blackwood 2512 Grouse Lane Chattanooga, TN 37421-1361	SAME	08207024200

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Sheridith Blackwood** (the surviving spouse of the late C.R. Blackwood), (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Carl Victor Blackwood,** (the "Grantee"), his successors and assigns, all of her right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 6 on the Lands of Mrs. Sara Wingo, nor of record, described as follows:

Beginning at a point in the easterly margion of North Second Street, 231 3/7 feet south of the southerly margin of Grace Street, formerly Josephine Street, formerly Kent Street, at the corner of Lots Nos. 5 and 6; thence with the line between said lots, easterly 150 feet to the westerly margin of an alley; thence with the margin of said alley, southerly 46 2/7 feet to the corner of Lots Nos. 6 and 7; thence with the line between said lots, westerly 150 feet to the eastern margin of North Second Street; thence with the margin of same, northerly 46 2/7 feet to the beginning.

Being the same property vested by decree from Chancery Court of Davidson County, Tennessee, Docket No. 00-2620-I to **C.W. Blackwood and Sheridith Blackwood** and of record in **Instrument No.: 20001229-0127310**, Register's Office for Davidson County, Tennessee and Scrivener's Affidavit of Attorney Robert F. Spann, of record in **Instrument No.: 20010216-0014934**, Register's Office for Davidson Conty, Tennessee. C.W. Blackwood being one and the same as C. R. Blackwood.

Said Charles R. Blackwood, having deceased on the 23rd day of September, 2025, testate, and being survived by his wife, Sheridith Blackwood and his two sons, Charles R. Blackwood, Jr. and Carl Victor Blackwood. Sheridith Blackwood executes this deed to convey any and all interests she may have in and to said property by Decree, as surviving spouse and as beneficiary under will. Charles R. Blackwood, Jr. executes this deed to convey any and all interest he may have in and to said property as an heir-at-law and/or beneficiary under will.

Heirship Affidavit for Charles R. Blackwood, Sr. executed by Jeffrey M. Grissim, attorney and disinterested witness, has been placed of record in **Instrument No.:** 20260415-0030755, Register's Officer for Davidson County, Tennessee.

A copy of the TennCare Release and un-probated Will of Charles Ray Blackwood, Sr. have been attached hereto as Collective **Exhibit "A."**

The legal description provided herein is exactly the same as in the prior recorded deed.

This is improved property known as: 611 N. Second Street, Nashville, Tennessee, 37207.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever 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 10th day of April, 2026.

Sheridith Blackwood
GRANTOR - Sheridith Blackwood

GRANTOR – Charles R. Blackwood, Jr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sheridith Blackwood**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 10th day of April, 2026.

NOTARY PUBLIC

My Commission expires:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles R. Blackwood, Jr.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 10th day of April, 2026.

NOTARY PUBLIC

My Commission expires:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $_Zero, family transfer.

Affiant

Subscribed and sworn before me this 10th day of April, 2026.

NOTARY PUBLIC

My Commission Expires:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY

A:\Blackwood\QCD\611 N. 2nd St.

TN Division of TennCare

RFR PROCESSING UNIT
310 GREAT CIRCLE RD., 3W
NASHVILLE, TN 37243
Phone: (615) 741-0636, Fax (615) 413-1941
Email: RFR.TENNCARE@TN.GOV

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April 10, 2026

Jeffrey M. Grissim
1222 17th Avenue S.
Nashville, TN 37212

RE: Blackwood, Charles Date of Death: 9/23/2025 SSN: xxx-xx-6839
Our File Number: 184819

Jeffrey M. Grissim:

The referenced decedent did not receive TennCare Long-Term Services and Supports and/or is not subject to estate recovery. Therefore, the State of Tennessee hereby releases the TennCare claim against this estate pursuant to Tenn. Code Ann. § 71-5-116(c)(2). This release is not a waiver of the right of the State of Tennessee to pursue criminal or civil penalties if fraud or abuse is found to exist pursuant to Tenn. Code Ann. § 71-5-2601, et seq.

This document is only relevant to TennCare's claim against the Decedent's probate estate. It does not apply to annuities, Special Needs Trusts, Pooled Special Needs Trust, Qualified Income Trusts, or any other type of trust that contains a Medicaid payback provision. If you need a payoff for this type of trust or annuity, you must contact TennCare at 844-629-0941, 2 at prompt, or via email at estate.recovery@tn.gov. Please provide the Decedent's death certificate and copy of the trust or annuity when making such a request.

Sincerely,

Joan Jackson
TennCare RFR Processing Unit

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Last Will and Testament

Husband

I, **Charles Ray Blackwood, Sr.** presently residing at

304 Singer Dr., Madison (Davidson County), Tennessee 37115,
do hereby make, publish and declare this to be my Last Will and Testament and do hereby revoke any and all other Wills and Codicils heretofore made by me.

First. I am married to **Sheridith Newton Blackwood**.

Second. I order and direct that my just debts and funeral expenses, expenses for administration of my estate and any inheritance and succession taxes, state or federal, upon my estate shall be paid as soon after my death as may be practical.

Third. I give all my estate to my wife. In the event that my said wife shall predecease me or fails to survive me for sixty (60) days, I give all my estate to my children, if any, who survive me in equal shares, per stirpes. If I am survived by neither my wife, nor children, then I give my estate to: **My grandchildren: Andrea Blackwood, Derek Blackwood, Charlie Blackwood and Christie Blackwood, to be divided in equal shares.**

to be his/hers/theirs in equal shares or their survivor.

Fourth. I nominate and appoint my wife as Executrix of this Will. In the event that my wife shall predecease me or fails to survive me or fails to serve as such Executrix then in such event, I nominate and appoint

Charles Ray Blackwood, Jr., Executor/Executrix of this my Last Will and Testament. I further direct that no appointee hereunder shall be required to give any bond for the faithful performance of his/her duties.

Fifth. I hereby authorize my Executor/Executrix to exercise all the powers, rights, discretions, duties and immunities conferred upon fiduciaries to the extent permitted by law with full power to sell, lease, mortgage, invest, reinvest, or otherwise dispose of the assets of my estate.

I subscribe my name to this Will this 3 Day of Feb, 1996

at 600 Gallatin Rd. Nash Tn. 37206

Charles Ray Blackwood
(Sign here)

List of Real Estate is Attached.

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