Karen Johnson Davidson County
Batch # 1405811 DEEDQC
04/15/2026 10:54:43 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260415-0030757

This instrument prepared by:
(And return to:)

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

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Charles R. Blackwood, Jr. 5650 Cloverland Drive Brentwood, TN 37027	SAME	08207021600

*****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, and **Carl Victor Blackwood,** heir-at-law (collectively the "Grantor"), have bargained and sold, and by these presents does transfer and convey unto the said **Charles R. Blackwood, Jr.,** (the "Grantee"), his successors and assigns, all of their 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. 78 on the Plan of Harris Addition to Edgefield, now East Nashville as of record in Book 21, Page 100, Register's Office of Davidson County, Tennessee. Said Lot NO. 78 fronts 50 feet on the westerly side of North Second Street and runs Back 146.1 feet on the south line and 146.4 feet on the north line to an alley in the rear which measures 50 feet thereon.

Being the same property conveyed to C.R. Blackwood by Special Warranty Deed of record in **Instrument No.: 20090608-0053109**, Register's Office for Davidson County, Tennessee. C.R. Blackwood being one and the same as Charles R. Blackwood, Sr..

Said Charles R. Blackwood, Sr., 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 as surviving spouse and beneficiary under will.

Carl Victor Blackwood 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: 616 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 14 day of April, 2026.

Sheridith Blackwood
GRANTOR - Sheridith Blackwood

X Carl Victor Blackwood
GRANTOR – Carl Victor Blackwood

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, **Carl Victor Blackwood**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 14th day of April, 2026.

EMILY BRANTNER
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY
My Commission Expires Sept. 17, 2029

X Emily Brantner
NOTARY PUBLIC

My Commission expires: 9/17/29

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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

X Carl Victor Blackwood
Affiant

Subscribed and sworn before me this 14th day of April, 2026.

EMILY BRANTNER
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY
My Commission Expires Sept. 17, 2029

X Emily Brantner
NOTARY PUBLIC

My Commission Expires: 9/17/29

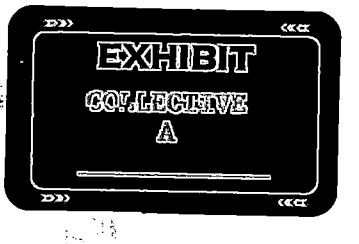
A:\Blackwood\QCD\616 N. 2nd St.

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

2

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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