Karen Johnson
Batch # 1452050
07/28/2026 10:06:16 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260728-0068443

THIS INSTRUMENT PREPARED BY:
ForthRight Title, LLC
116 Maple Row Blvd
Hendersonville, TN 37075

The legal description has been furnished to the preparer by the Grantor, by third party, or has been obtained from the record title. The prepared assumes no liability as to the accuracy or content thereof. This deed was prepared without a title search. Therefore no representation is made by the preparer as to the status of the title to the property conveyed nor compliance with subdivision regulations. Preparer assumes no liability as to the state of title of the property, unless a separate title opinion is furnished to the Grantee, and then only to the extent of the state of title to the property as set forth in the title opinion.

FAILURE TO RECORD THIS DOCUMENT IMMEDIATELY AT THE APPROPRIATE REGISTER OF DEEDS OFFICE MAY SERIOUSLY JEOPARDIZE YOUR RIGHTS IN THE PROPERTY.

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Map and Parcel:**
Lisa A. Blackshear	Lisa A. Blackshear	058-150-049.00
1411 Oakland Acres Dr	1411 Oakland Acres Dr	
Madison, TN 37115	Madison, TN 37115	

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, **Martha L. Patton widowed**, hereinafter referred to as the "GRANTOR" and **Martha L. Patton, widowed and Lisa A. Blackshear, married as joint tenants with rights of survivorship,** hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, **Martha L. Patton widowed**, has this day quitclaimed unto **Martha L. Patton, widowed and Lisa A. Blackshear, married as joint tenants with rights of survivorship,** any right, title and interest in and to certain real property located in **Davidson** County, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Gold Key Estates, Section 1, as of record in Book 4175, page 17, Register' s Office for said County.

Said Lot No. 11 fronts 150.0 feet on the northerly side of Kings Lane and extends back between parallel lines 292 feet to a dead line, measuring 150.0 feet thereon.

Being the same property conveyed to Dewitt C. Patton and wife Marth L. Patton, by deed from Hillsboro Homes, Inc. of record in Book 4363, page 608, Register's Office for Davidson County, Tennessee. Dewitt C. Patton have since passed on 11/10/2024 while still married to Martha L. Patton, leaving Martha L. Patton as the sole surviving tenant by the entirety.

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

In Witness Whereof, the undersigned has hereunto set his hand on this the 24th day of July, 2026.

Martha L. Patton

Martha L. Patton

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Martha L. Patton**, 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 24th day of July, 2026.

Notary Public

Commission Expiration 1/31/2027

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

State of Tennessee

County of Davidson

The Actual Consideration of this transfer is $ 0

Affiant

Subscribed and sworn before me this 24th day of July, 2026.

My commission expires: 1/31/2027

Notary public

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON