Karen Johnson
Batch # 1452050
07/28/2026 10:06:16 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260728-0068444

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 and Danny D Blackshear 1411 Oakland Acres Dr Madison, TN 37115	Lisa A. Blackshear and Danny D Blackshear 1411 Oakland Acres Dr Madison, TN 37115	092-060-378.00

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, **Lisa A. Blackshear and Danny D. Blackshear husband and wife**, hereinafter referred to as the "GRANTOR" and **Lisa A. Blackshear and Danny D. Blackshear husband and wife and Charity N. Blackshear all 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, **Lisa A. Blackshear and Danny D. Blackshear husband and wife**, has this day quitclaimed unto **Lisa A. Blackshear and Danny D. Blackshear husband and wife and Charity N. Blackshear all 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. 18 on the Plan of Map of L. C. Thuss Subdivision of a Part of the Barrow Lands of record in Plat Book 547, Page 102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 18 fronts forty feet on the Westerly side of 28th Avenue North and runs back between parallel lines one hundred and fifty feet to an alley.

Being the same property conveyed to Valerie L. Patton, unmarried by Warranty deed from Ricky Patton of record in Instrument No. 20080205-0011965 Register's Office for Davidson County, Tennessee, dated January 04, 2008 and recorded on February 05, 2008. Said property further conveyed to Valerie Patton, unmarried and Lisa A. Blackshear and Danny D. Blackshear, wife and husband by Quitclaim deed from Valerie Patton, unmarried of record in Instrument No. 20220722-0084271 Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Lisa A. Blackshear and Danny D. Blackshear, husband and wife by Quit Claim Deed from Valerie Patton of record in Instrument Number 20230804-0060592 Register's Office for Davidson County, Tennessee dated 08/04/2023.

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.

Lisa A. Blackshear

Lisa A. Blackshear

Danny D. Blackshear

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Lisa A. Blackshear and Danny D. Blackshear**, 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

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

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