QUITCLAIM DEED

The actual consideration or value for this transfer is $ -0-

Sarah Rose Card
AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 4 day of JANUARY 2018.

NOTARY PUBLIC
My Commission Expires: 03/03/2020

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Bill Garrett Davidson County
Batch# 44640 DEEDQC
01/05/2018 08:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180105-0001535

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
MARILYN J. DICKENS 4340 Old Hickory Blvd Old Hickory, Tennessee 37138	New Owner	**044-15-0 / 255.00**

FOR LOVE AND AFFECTION AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by MARILYN J. DICKENS, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **SARAH ROSE CARD**, a married woman, the GRANTOR herein, by these presents do transfer, QuitClaim and convey all right title and interest unto:

MARILYN J. DICKENS, unmarried, the GRANTEE herein, her heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 82 of Section "D" on the Plan of E.I. duPont deNemours and Company's Subdivision as of record in Book 1424, page 65, Register's Office for Davidson County, Tennessee.

Said Lot No. 82 fronts 57 feet on the Easterly side of Berry Street and extends back 64.7 feet on the Northerly line and 64.8 feet on the Southerly line to the Westerly line of Lots Nos. 70 and 71, measuring 57 feet thereon.

Being all the same property conveyed to Paul E. Dickens, by deed from Raymond M. Behel dated July 15, 1994, and of record in Book 9413, page 987, Register's Office for Davidson County, Tennessee. The said Paul E. Dickens, a/k/a Paul Edward Dickens, died in Davidson County on August 1, 2017, intestate, leaving Marilyn J. Dickens and Sarah Rose Card as his sole heirs and beneficiaries as reflected by Affidavit of heirship recorded simultaneously herewith as Instrument 201801050001534.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions of record in the Register's Office for Davidson County, TN, and otherwise, as may affect the property, including the following:

Real Property Taxes for the year 2018,

This is improved property known as: 1009 Berry Street, Old Hickory, TN 37138.

Comes now the Grantor first being sworn, and does make oath and say: The property conveyed herein is not her primary residence nor the residence of her spouse or any dependent, and this transfer is not being made to defeat the rights of any third party.

Witness our hands this 4 day of JANUARY, 2018.

Sarah Rose Card
SARAH ROSE CARD

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named SARAH ROSE CARD the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 4 day of JANUARY, 2018.

Leroy J. Ellis IV
NOTARY PUBLIC

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 03/03/2020

QUITCLAIM DEED

From: SARAH ROSE CARD
Married

To:
MARILYN JOY LUTTRELL DICKENS,
Unmarried

Property:
1009 Berry Street
Old Hickory, TN. 37138

201801050001535

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
3844 Old Hickory Blvd.
Old Hickory Tennessee 37138
(615) 847-2000
www.ljelaw.com

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and custodian of the Electronic version of the attached document tendered for registration herewith and that this is a True and Correct copy of the original Document executed and authenticated according to Law.

Leroy Johnston Ellis, IV,
Attorney at Law, BPR #17968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Diane Ladd the undersigned, a notary public in the state of Tennessee, personally appeared Leroy Johnston Ellis, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Diane Ladd
NOTARY PUBLIC

DIANE LADD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 10/20/20

This Certificate Prepared by:
Johnny Ellis, Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com