Karen Johnson Davidson County
Batch# 268418 DEEDQC
08/07/2019 03:03:10 PM 6 pgs
Fees: $33.00 Taxes: $111.00
20190807-0078656

This Instrument Prepared By: Sandra L. Dickens at 425 Tuckers Gap Rd, Lebanon, TN 37090, USA

# Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS THAT:

Kenneth L. Dickens, married, of 425 Tuckers Gap Rd, Lebanon, TN 37090, USA, (the "Grantor"), for and in consideration of 30,000.00 Dollars, does hereby sell, remise, release, and convey, as well as quitclaim, unto Vernon Dale Criswell, not married, of 3702 Baxter Ave, Nashville, TN 37216, USA, (the "Grantee") as the sole tenant, the following described real estate located in the county of Davidson, State of Tennessee:

new owner → send tax bills

Parcels: 072 11 0 101.00
072 11 0 102.00
072 11 0 103.00

Land in Davidson County, Tennessee, being the southerly 35 feet of lot No. 9 all of lots Nos. 10 and 11 and the northerly 35 feet of lot No. 12 in the subdivision of J. R. Henderson in 11th, formerly 18th, Civil District of Davidson County, Tennessee, described according to a survey made by Beene Denton, Surveyor, March 3, 1946, as follows:

Beginning on the westerly margin of Branch, formerly McKinney Avenue, at the northeast corner of the property conveyed to Newt M. Mayberry and wife, by deed from

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 30,000.00
V.D.C., Affiant
Subscribed and sworn before me this the
7 Day of Aug., 2019.
Attayls, Deputy Register

Milton Bracey and wife, of record in Book 1471, Page 261, Register's Office for said County; thence with said Avenue northwardly 192 feet to the southeast corner of the property conveyed to Floyd V. McElhiney and wife, by deed from Milton Bracey and wife, of record in Book 1553, Page 125, said Register's Office; thence with McElhiney's southerly line westwardly 213.6 feet; thence southwardly 192 feet to Mayberry's northwest corner; thence with his northerly line eastwardly 213.6 feet to the beginning.

Being the same property conveyed to Floyd V. McElhiney and wife, Roberta McElhiney, by deed from Sam Garfinkle and wife, Eva R. Garfinkle, of record in Book 1585, Page 230, Register's Office for Davidson County, Tennessee.

The said Floyd V. McElhiney having since died on September 7, 2012.

Roberta McElhiney is one and the same as Annie R. McElhiney. The said Annie R. McElhiney having since died on November 9, 2017.

Being all or part of the same property described in the County Register's Deed book Instrument Number, Page 20180213-0014099.

~~TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments attached to the property, unto the Grantee, Grantee's heirs and assigns, forever.~~

**IN WITNESS WHEREOF** the Grantor has executed this instrument this 7th day of August, 2019.

Signed in the presence of:

Kenneth L Dickens
Signature

Kenneth L. Dickens
Kenneth L. Dickens

Kenneth L Dickens
Name

**Grantor Acknowledgement**

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, H. Meadors, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Kenneth L. Dickens, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Quitclaim Deed, and acknowledged that they executed this Quitclaim Deed with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 7th day of August, 2019.

H. Meadors

Notary Public, the State of Tennessee

County of Davidson

My commission expires: 3-8-21

H MEADORS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**Spousal Acknowledgement**

I, Sandra L. Dickens of 425 Tuckers Gap Rd, Lebanon, TN 37090, USA, spouse of Kenneth L. Dickens, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: Sandra L. Dickens

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, H. Meadors, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Sandra L. Dickens, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Spousal Acknowledgement, and acknowledged that they executed this Spousal Acknowledgement with lawful authority as a free and voluntary act.

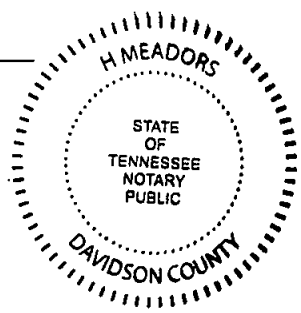
WITNESS my hand and Notarial Seal at office this 7th day of August, 2019.

H. Meadors

Notary Public, the State of Tennessee

County of DAVIDSON

My commission expires: 3.8.21



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Register's Fee $ _____

Mail Tax Notice to: Vernon Dale Criswell, 3702 Baxter Ave, Nashville, TN 37216, USA

Parcel Number: _____