Karen Johnson Davidson County
Batch# 453939 DEEDQC
08/10/2020 04:06:34 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200810-0088994

This Instrument Prepared By:

J. Allen Reynolds III
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, Tennessee 37219-2405

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
The 2020 Dyke Revocable Trust 822 Fatherland Street Nashville, TN 37206	Wells Fargo Real Estate Tax Services P. O. Box 10335 Des Moines, IA 50306-0335	082-16-0-260.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

This conveyance is exempt from transfer tax pursuant to Section 67-4-409(a)(3)(F), Tennessee Code Annotated.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **John L. Dyke**, by these presents does hereby quitclaim and convey unto **John Dyke, as Trustee of The 2020 Dyke Revocable Trust created pursuant to instrument of revocable trust dated August 10, 2020**, his successors and assigns, with the right and ability to sell, encumber and otherwise convey without the joinder of any beneficiary thereunder, all of his right, title and interest in and to the following described tract of land situated in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being the easterly 60.0 feet of Lot No. 111, on the Plan of J.S. Williams Addition to Edgefield, now East Nashville, as shown on plat of record in Plat Book 21, page 45, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:
>
> Said property fronts 60.0 feet on the southerly margin of Fartherland Street and extends back between parallel lines, with the westerly margin of South 9th Street, formerly Priscilla Street, erroneously referred to as the easterly margin, 210.0 feet to an alley.
>
> Being the same property conveyed to John L. Dyke and James C. Felder by deed of record as Instrument No. 20010308-0022270 Register's Office for Davidson County, Tennessee, and subsequently conveyed to John L. Dyke by deed from James C. Felder of record as Instrument No. 20081022-0105777, said Register's Office.
>
> This is improved property, known as 822 Fatherland Street, Nashville, Tennessee 37206.

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

WITNESS my hand this 10th day of August, 2020.

John L. Dyke

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. Allen Reynolds III, Notary Public, **John L. Dyke**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, this 10 day of August, 2020.

Notary Public

J. ALLEN REYNOLDS III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 8, 2022

My Commission Expires: 3-8-22

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