Karen Johnson Davidson County
Batch# 559634 DEEDQC
01/25/2021 08:20:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210125-0010231

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD VOID THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) James Donnell Dickens	(NAME) New Owner	01700 0 211.00
(STREET ADDRESS) 2518 Greer Rd	(STREET ADDRESS) "	
(CITY) Goodlettsville (STATE) TN (ZIP) 37072	(CITY) " (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **James Donnell Dickens, Successor Trustee of the Revocable Trust Agreement of James P. Dickens dated June 11, 2004 and amended on July 11, 2011,** Grantor, does hereby quitclaim and convey unto **James Donnell Dickens**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

BEGINNING at a point in the center of Greer Road opposite the northwest corner of the property conveyed to James P. Dickens and wife by deed from Jessie Mai Eaton and husband as of record in Book 2095, Page 243, Register's Office for said County; thence with said Dickens' northerly line and continuing with the northerly line of the second tract of land conveyed to Jessie Benton Eaton and husband by deed from E.R. Benton, et al, as of record in Book 2695, page 135, said Register's Office, North 66° 30' East 841.5 feet to a point; thence with said Eaton's northerly line South 86° 30' East 92 feet to an inner corner of Mrs. R.E. Jones' property; thence with an inner westerly line of Mrs. R.E. Jones' property North 27° 30' West 240 feet to another inner corner of Mrs. R.E. Jones' property; thence with the southerly line of Mrs. R.E. Jones property, South 62° 30' West 942 feet to the center of Greer Road; thence with the center of Greer Road, South 38° 15' East 134 feet to the beginning, containing 3.6 acres.

Being the same property conveyed to James P. Dickens, Trustee under the Revocable Trust Agreement of James P. Dickens dated June 11, 2004 and amended on July 11, 2011, in Instrument 20110713-0053442, recorded July 13, 2011, in the Register's Office of Davidson County, Tennessee. The said James P. Dickens died on November 7, 2020; James Donnell Dickens was named as the successor trustee in said Trust.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 22 day of January, 2021

Affiant

My commission expires: 3-2-2021
(Affix Seal)

Notary Public

DANA J KEMP
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

Witness my hand this 22 day of January, 2021.

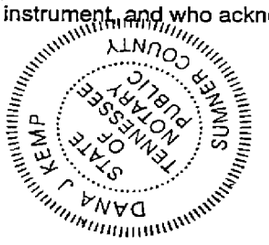
Revocable Trust Agreement of James P. Dickens dated 6/11/04 amended 7/11/11
By:

James Donnell Dickens
James Donnell Dickens, Successor Trustee

STATE OF TN
COUNTY OF Davidson

On this 22 day of January, 2021, before me personally appeared James Donnell Dickens, Successor Trustee of the Revocable Trust Agreement of James P. Dickens dated June 11, 2004 and amended on July 11, 2011, to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/free act and deed.

Witness my hand and official seal this 22 day of January, 2021.



3-2-2021
My Commission Expires:

True Copy Certification

I, Trudy Milliken, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/2/21
Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY