Karen Johnson Davidson County
Batch# 562736 DEEDQC
01/28/2021 08:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210128-0012374

QUITCLAIM DEED

FROM: CHRISTOPHER S. DICKERSON

TO: SARAH DICKERSON
5841 Fredericksburg Drive
Nashville, TN 37215

This Instrument was Prepared by:
John J. Hollins, Jr., Esq.
Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
SARAH DICKERSON 5841 Fredericksburg Drive Nashville, TN 37215	Same	145-06-0-037.00

AFFIDAVIT

STATE OF Tennessee)
COUNTY OF Wilson)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled **Sarah Weaver Dickerson v. Christopher Sean Dickerson, Davidson County Circuit Court, Case #20D-388,** and that there was no other consideration given for the transfer.

Christopher Sean Dickerson

MICHELLE LETHIO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires Oct. 6, 2024

Sworn to and subscribed before me, this the 27 day of January, 2021.

Michelle Lethio
Notary Public

My Commission Expires: 10.6.24

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement

executed in that certain case styled **Sarah Weaver Dickerson v. Christopher Sean Dickerson, Davidson County Circuit Court, Case #20D-388.** Accordingly, Christopher Sean Dickerson does hereby quitclaim unto the said Sarah Weaver Dickerson, her heirs, successors, and assigns, all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot(s) 13, as shown on the map entitled Tyne Valley Estates Section 4, of record in Plat Book 3600, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Christopher S. Dickerson and Sarah Dickerson, husband and wife, from Christopher S. Dickerson, and spouse Christy A. Dickerson, n/k/a Christy A. Steinfeld, of record by Instrument No. 20180619-0058962, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as: 5841 Fredericksburg Drive, Nashville, Tennessee 37215.

Witness my hand this 27 day of January, 2021.

Christopher S. Dickerson

STATE OF Tennessee)
COUNTY OF Wilson)

Personally appeared before me, Michelle Lethio, a Notary Public of said County and State, Christopher Sean Dickerson, whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 27 day of January, 2021.

Michelle Lethio
NOTARY PUBLIC

My Commission Expires: 10.6.24

MICHELLE LETHIO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires Oct. 6, 2024

TENNESSE CERTIFICATION OF ELECTRONIC DOCUMENT

I, JOHN J. HOLLINS, JR., 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.

JOHN J. HOLLINS, JR.

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, R.L.G. Davis, a Notary Public of said County and State, JOHN J. HOLLINS, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Franklin, Tennessee, this 27 day of January, 2021.

Notary Public
My Commission Expires:

R.L.G. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024