QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 675785 DEEDQC
07/13/2021 11:16:47 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210713-0093968

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF July 2021.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC STATE OF DAVIDSON COUNTY Commission Expires 03-07-2023 WILLIAM E GRONES

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy & Partners, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Keith L. Dyer	**Same**	**11905029400**
(NAME)	(NAME)	
200 Joyner Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

DETRIA DYER, UNMARRIED ("GRANTOR")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

KEITH L. DYER, UNMARRIED ("GRANTEE")

HIS HEIRS, SUCCESSORS AND ASSIGNS, 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 NO. 1 ON THE PLAT OF JOYNER STREET HOMES OF RECORD IN BOOK 6900, PAGE 309, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KEITH L. DYER AND DETRIA DYER, BY WARRANTY DEED FROM WOODBINE COMMUNITY ORGANIZATION, INC., OF RECORD IN BOOK 8419, PAGES 102-104, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **200 Joyner Avenue, Nashville, Tennessee 37210**

Witness our hands this the 8 day of July, 2021.

Detria Dyer
DETRIA DYER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DETRIA DYER** 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 official seal, this the 8 day of July, 2021.

Notary Public

My Commission Expires: 10/2/2021

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023