Karen Johnson Davidson County
Batch# 712253 DEEDQC
09/09/2021 12:04:32 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210909-0120796

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Gary H. Dean, Jr. and Susan B. Dean, Co-Trustees Dean Family Revocable Living Trust 911 Oak Valley Lane Nashville, TN 37220	New Owners	10409006600

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Susan B. Dean and Gary H. Dean, Jr.**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Gary H. Dean, Jr. and Susan B. Dean, Co-Trustees, Dean Family Revocable Living Trust Agreement dated August 30, 2021** ("Grantee"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 167 and the Easterly 15 feet of Lot No. 169 of Block No. 8, Division "A" on the plan of Richland Realty Company's property.

Said plan is of record in Book 161, Page 151, Register's Office for said County, and shows said property divided unto blocks, but does not show the subdivision of the blocks into small lots. According to a printed copy of an unregistered plan subdividing said blocks into lots, said Lot No. 167 and the Easterly 15 feet of Lot No. 169 front together 65 feet on the Northerly side of Richland Avenue and run back between parallel lines 192.5 feet to an alley, the Easterly line being 350 feet West of the Westerly margin of Craighead Street.

Being the same property conveyed to **Susan B. Dean and Gary H. Dean, Jr.**, by Warranty Deed dated March 10, 2021, from **Thomas R. Lewis and wife, Terri Lynn Lewis**, recorded in Instrument No. 20210311-0032540, Register's Office of Davison County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **3712 Richland Ave., Nashville, TN 37205**.

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 30th day of August 2021.

Susan B. Dean

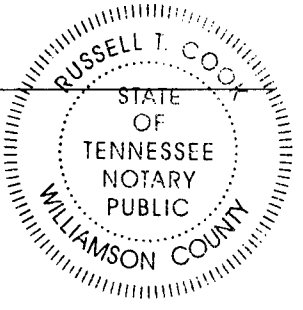
Gary H. Dean, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Susan B. Dean**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of August 2021.

Notary Public



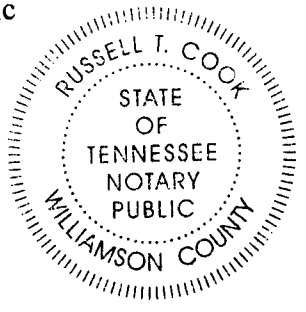
My Commission Expires:
9/16/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Gary H. Dean, Jr.**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of August 2021.

Notary Public



My Commission Expires:
9/16/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 30th day of August 2021.

Notary Public

My Commission Expires:
9/16/2023

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY