QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 742974 DEEDQC
10/25/2021 11:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211025-0142939

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 day of Oct, 2021.

Notary Public
MY COMMISSION EXPIRES: 4-13-22
(AFFIX SEAL)

MORGAN O'NEAL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
The Timothy Dodson and Deanne Dodson Living Trust	SAME AS NEW OWNER	053150033.00
(NAME) 697 Kingsway Drive	(NAME)	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Timothy M. Dodson and Deanne P. Dodson, husband and wife,** hereinafter called the Grantor(s), has quitclaimed **Timothy Dodson, Trustee and Deanne Dodson, Trustee of the Timothy Dodson and Deanne Dodson Living Trust, dated August 23, 2017**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Wilson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of King Court, Section 4, of record in Plat Book 9700 page 111 amended in Book 10155, page 42, said Registers Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Vera H. Crawford, unmarried and Peter A. DeVogel, unmarried, as tenants in common with right of survivorship by Warranty deed from Cathi Allen Hammers, a single woman of record in Instrument No. 20080310-0023665 Register's Office for Davidson County, Tennessee, dated March 07, 2008 and recorded on March 10, 2008.

Being the same property conveyed to Timothy M. Dodson and Deanne P. Dodson, husband and wife by deed from Vera H. DeVogel and Peter A. DeVogel of record in Instrument No. 20211020-0140716, said Register's Office.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 697 Kingsway Drive, Old Hickory, TN 37138.

Witness my hand this 15 day of OCTOBER, 2021.

Timothy M. Dodson

Deanne P. Dodson

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF ORANGE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Timothy M. Dodson and Deanne P. Dodson**, the herein bargainor(s), 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 15 day of OCTOBER, 2021.

Notary Public

My Commission Expires: 11/18/22

(SEAL)

ANN MARIE PROVENCIO
Notary Public - California
Orange County
Commission # 2267493
My Comm. Expires Nov 18, 2022

Certificate of Authenticity

I, Celia Stewart-Rouse, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/15/21.

Date

Celia Stewart-Rouse

Affiant Signature

10/15/21

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 15th day of Oct, 2021.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

