File No. 1221-013

QUITCLAIM DEED

Karen Johnson
Batch# 797257
01/31/2022 09:55:16 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20220131-0010795

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF **TENNESSEE**

COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Douglas Dean
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th day of January, 2022.

Notary Public

MY COMMISSION EXPIRES: 03-07-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas Dean	**SAME AS OWNER**	MAP **042**
(NAME) **500 Pima Drive**	(NAME)	GROUP **12 0**
(ADDRESS) **Madison, Tennessee 37115**	(ADDRESS)	PARCEL **020.00**
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Doug Dean, unmarried

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM**, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Douglas Dean, unmarried,

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 9 on the map of M. N. Young's Subdivision of Lot No. 5 of the Gee Lands, as of record in Book 974, Page 5, Register's Office for said county.

Said Lot No. 9 fronts 192 feet on the southerly side of Williams Avenue and runs back 830.7 feet on the easterly line and 831.3 feet on the westerly line to a dead line, measuring 173 feet thereon, and containing 3.49 acres, more or less.

INCLUDED BUT EXPRESSLY EXCLUDED FROM THIS DESCRIPTION IS THE FOLLOWING:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 9 on the map of M. N. Young's Subdivision of Lot No. 5 of the Gee Lands, as of record in Book 974, Page 5, Register's Office for said County.
Said part of Lot No. 9 Fronts 192 Feet on the southerly side of Williams Avenue and runs back from the center of said avenue 531.3 feet of the westerly line and 530.7 feet on the southerly line to a dead line, measuring 180 feet, more or less thereon.

Being the same property conveyed to Doug Dean, an unmarried man, by Warranty Deed from Ellie Gertrude Dillehay, unmarried, dated May 28, 2014 and filed of record in Instrument No 20140530-0046486, Register's Office of Davidson County, Tennessee.

Doug Dean and Douglas Dean being one in the same person.

This conveyance is made subject to the following:

1) **2022** taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

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 **500 Pima Drive, Madison, Tennessee 37115.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand and official seal at office this 24th day of January, 2022.

Douglas Dean

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Douglas Dean, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of January, 2022.

NOTARY PUBLIC

My Commission Expires: 03-07-23

PIPER L. NIEMANN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.

File Number: **1221-013**

RETURN TO:
Michael J. Mills, Attorney at Law
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027