Karen Johnson Davidson County
Batch# 801817 DEEDQC
02/08/2022 01:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220208-0014524

This Instrument Prepared By and Return To:
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt. Juliet, TN 37122

QUITCLAIM DEED

ADDRESS OF NEW OWNER:
Dean T. Tozer
331 Duke Street
Nashville, TN 37207

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL NO:
071 08 0 383.00

Kimberly Rogers
STATE OF TENNESSEE NOTARY PUBLIC
County of Wilson

STATE OF TENNESSEE)
COUNTY OF WILSON)
The actual consideration is $0.00
Subscribed and sworn before me, this 25th day of January, 2022

AFFIANT

NOTARY PUBLIC

6.9.2024
My Commission Expires

In consideration of $10.00, and other good and valuable consideration and the receipt thereof which is hereby acknowledged, **Dean T. Tozer ("Grantors")** his successors, heirs and assigns, hereby conveys all of their right title and interest to the hereinafter described property to **Goddard Construction Company, LLC ("Grantee")**. Said property conveyed herein is described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:
Land in Davidson County, Tennessee, being the West 60 feet of Lot 76 on the Plan of J B Haynies Subdivision of record in Plat Book 161, Pages 26 & 27, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description. Said West part of Lot 76 fronts 60 feet on the North side of Duke Street and runs back between parallel lines 140 feet to a dead line, measuring 60 feet on said deadline.

Being the same property conveyed to TRE Group, LLC, a Tennessee Limited liability company, by Warranty Deed from Urbangate Properties, LLC, a Tennessee Limited liability company, of record in Instrument 20170621-0062581, in the Register's Office for Davidson County, Tennessee, dated 06/20/2017 and recorded on 06/21/2017.

Being the same property conveyed to Dean T. Tozer, it's successors, heirs and assigns, by Warranty Deed from TRE Group, LLC, a Tennessee Limited liability company, of record in Instrument 20220120-0007701, in the Register's Office for Davidson County, Tennessee, dated 12/16/2021 and recorded on 01/20/2022.

The property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

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.

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

unimproved ☐

This is improved ☒ 331 Duke Street, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, the GRANTOR(S) has hereunder set his hand(s) this 25th day of JANUARY ~~2021~~ 2022

Dean T. Tozer

FORREST L. MOTE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 27, 2023

State of TENNESSEE
County of ~~WILSON~~ WILLIAMSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Dean T. Tozer,** whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who upon his oath acknowledged that he/she executed the foregoing instrument for the purpose herein contained, as his free act and deed.

Witness my hand and official seal this the 25 day of JANUARY, ~~2021~~ 2022.

Notary Public

09/27/2023
My Commission Expires

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 1·25·2022.

Tracey Trumphour
Affiant
Date: 1·25·2022

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 25th day of January, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY