Prepared by and returnable to:
Ashworth Law Firm, PLLC (RCA)
237 2nd Avenue South
Franklin, Tennessee 37064

Karen Johnson Davidson County
Batch# 829286 DEEDQC
03/28/2022 08:44:25 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220328-0035098

QUITCLAIM DEED

Name & Address of New Owner:	Send Tax Bills To:	Map & Parcel No.:
Robert Hardy Dyar, Jr. and Kaela Kreysa 129 Rains Avenue Nashville, TN 37203	New Owner	07013011300

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, **Robert Hardy Dyar, Jr., married and Robert H. Dyar, Sr., married,** hereinafter called **"GRANTORS,"** hereby quitclaim and convey unto **Robert Hardy Dyar, Jr. and Kaela Kreysa, husband and wife,** hereinafter called **"GRANTEES,"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

A tract of land in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, and described as follows:

Tract No. 1: Beginning at a point in the southeasterly margin of Cliff Drive, 75 feet southwest from the corner of the property that was conveyed to May Wall St. Charles, by deed from W. Frank Hagey of record in Book 1586, page 501, Register's Office for Davidson County, Tennessee; thence with Cliff Drive, southwesterly 75 feet to a point; thence southeasterly 275 feet to the low water mark of the Cumberland River; thence along the low water mark of said Cumberland River, northerly 75 feet, more or less, to a point; thence northwesterly parallel to the southerly line of May Wall St. Charles Lot, above mentioned and 75 feet, more or less, southwest of the same, 275 feet, more or less, to the point of beginning.

Being the same property conveyed to Robert Hardy Dyar, Jr. unmarried and Robert H. Dyar, Sr., married, tenants in common with right of survivorship, by Warranty Deed from Anna Briley, unmarried, of record in Instrument No. 20180619-0058916, dated June 15, 2018, said Register's Office.

Grantors certify that this property is not the usual place of residence of the Grantors, the Grantor's spouse, or the Grantor's dependents.

This is "**Improved**" property known as **2108 Cliff Dr., Nashville, TN 37218**. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 21st day of March 2022.

Grantor:

Robert Hardy Dyar, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Robert Hardy Dyar, Jr.**, 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, at office, this 21st day of March, 2022.

Notary Public

My commission expires: 2/24/23

CASSIE LOVVORN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 23rd day of March 2022.

Grantor:

Robert H. Dyar, Sr.

Robert H. Dyar, Sr.

STATE OF North Carolina
COUNTY OF Mecklenburg

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Robert H. Dyar, Sr.,** 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, at office, this 23 day of March, 2022.

Alice Marie Darnell
Notary Public

My commission expires: 11/21/2023

AFFIDAVIT

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration for this transfer is $0.00.

AFFIANT

Sworn to and subscribed before me, this 24th day of March, 2022.

Notary Public

My Commission Expires: 2/26/23

CASSIE LOVVORN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY