Karen Johnson Davidson County
Batch# 843209 DEEDQC
04/20/2022 01:22:53 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220420-0045862

THIS INSTRUMENT PREPARED BY:
LEA JOHNSON, ATTORNEY AT LAW
615 MAIN STREET, M-5
NASHVILLE, TN 37206

QUITCLAIM DEED

NEW OWNER:	SEND TAX BILL TO:	MAP AND PARCEL NO.:
Allen M. Dyer, Trustee The Allen M. Dyer Revocable Living Trust 3137 Glencliff Rd. Nashville, Tennessee 37211	Allen M. Dyer, Trustee The Allen M. Dyer Revocable Living Trust 3137 Glencliff Rd. Nashville, Tennessee 37211	119-15-0 163 6DA 28624

This QUITCLAIM DEED, made and entered into this the 13 day of April, 2022, and between Allen M. Dyer, an unmarried person hereinafter referred to as Grantor, and Allen M. Dyer, Trustee, of THE ALLEN M. DYER REVOCABLE LIVING TRUST dated 4/13/2022 hereinafter referred to as Grantee.

WITNESSETH: That, for good and valuable consideration, the receipt of all of which is hereby acknowledged, that the Grantor does hereby quitclaim, give, bargain, convey, and transfer unto the Grantee any and all interest in which the Grantor has in the following described property, situated in the city of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being the easterly 300 feet of the southerly one half of Lot No. 3 and the easterly 300 feet of the northerly 25 feet of Lot No. 4 on the Plan showing subdivision of Mrs. Bettie Smith's Land, of record in Book 843, Page 59, Register's Office for said County.

Said parts of said lots front 125 feet on the westerly side of Glencliff Road and extend back between parallel lines from the center of said Glencliff Road 300 feet to a dead line.

DERIVATION CLAUSE

Being the same property conveyed on September 21, 1984 to Allen M. Dyer, a single person, by Deed from Wilson R. Sterling, et ux, Annette Sterling, of record in Book 6388, Page 68, Register's Office for Davidson County.

Being the same property conveyed on March 14, 2003 to Allen Miles Dyer by Quitclaim Deed from Karen Lea Dyer in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in the case styled Karen Lea Dyer v. Allen Miles Dyer, Civil Action No. 03D-171, Fourth Circuit Court of Davidson County, Tennessee at Nashville and recorded as Instrument No. 20030424-0055183, in the Register's Office for Davidson County, Tennessee on April 24, 2003.

This is improved property known as: **3137 Glencliff Road, Nashville, Davidson County, Tennessee 37211**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

At the request of the Grantor and Grantee, this quitclaim deed has been prepared based upon information and documentation provided by the parties and without conducting a title search or procuring title insurance. Furthermore, this quitclaim deed is not intended as, nor constitutes, an opinion of the title preparer.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 13 day of April, 2022.

Allen M. Dyer

Allen M. Dyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Subscribed and sworn before me this the 13 day of April, 2022.

Allen Dyer
Affiant

My commission expires: LEA JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Allen M. Dyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this the 13 day of April, 2022.

My commission expires: LEA JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025

Notary Public