NEW OWNER AND
SEND TAX NOTICES TO:
Lauren Kendall Dickens
1847 Union Hill Road
Goodlettsville, TN 37072

THIS INSTRUMENT PREPARED BY
Gary L. Dilliha
Attorney at Law
516 S. Main Street
Springfield, Tennessee

Map: 121
Parcel: P/O 017.01

**NOTE: This instrument was prepared solely based on information provided by the parties. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. No legal or tax advice has been requested or provided regarding the legal significance or consequences of executing and recording this instrument.**

Karen Johnson Davidson County
Batch# 927074 DEEDQC
10/07/2022 03:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221007-0110841

# QUITCLAIM DEED

THIS QUITCLAIM DEED is made on the date of the notary acknowledgments affixed hereto, by and between **ROBERT FREY**, married, referred to herein as Party of the First Part, and **LAUREN KENDALL DICKENS**, married, Party of the Second Part.

WITNESSETH:

That the said Party of the First Part for and in consideration of Ten Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby bargain, sell, and QUITCLAIM unto the said Party of the Second Part all of his right, title and interest in and to the below described property, said property being a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows, to wit:

**Land located in the Tenth (10th) Civil District of Davidson County, Tennessee, being Tract 3 on the Map of J. H. Harris Land at Union Hill, as described according to a loan survey made by T. R. Sanford, Surveyor, dated September 16, 1960, as follows:**

**Beginning at a point in the southerly margin of Union Hill Road, the common corner of Tracts 2 and 3; thence south 23° east along the line between said tracts, 780 feet to a point in the northerly margin of the Luster Property; thence along Luster's northerly margin, south 62 1/2° west 292 feet to an old corner; thence north 12° west along an old fence, and along the line between Tracts 3 and 4,685 feet to a point in the southerly margin of Union Hill Road; thence along said margin of said road, north 45 1/2° east 231 feet to the point of beginning.**

**Being the same property conveyed to Robert Frey, single man, by deed from Fred Howard Harris, a single man, by of record as Instrument No. 20130729-0078398, Register's Office for Davidson County, Tennessee.**

**The property described herein is not the marital residence of any of the Grantors.**

**This conveyance is subject to all easements, restrictive covenants and conditions, limitations, encumbrances and other matters of record, including all items set out on any applicable plat of record as may affect the premises.**

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set hand and seal the day and year first above written.

Robert Frey
**ROBERT FREY**

STATE OF TENNESSEE )
COUNTY OF ROBERTSON )

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **Robert Frey**, with whom I am personally acquainted (or proved to me in 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 official seal at office this the 7th day of October, 2022.

My commission expires: 2-26-2024 Rhonda Baldwin
NOTARY PUBLIC

RHONDA BALDWIN STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

**********

STATE OF TENNESSEE )
COUNTY OF ROBERTSON )

I, or we, hereby swear or affirm that the actual consideration for this transfer is $ 0 .

Robert Frey
AFFIANT

SUBSCRIBED and SWORN to before me, this the 7th day of October, 2022.

My Commission Expires: 2-26-2024 Rhonda Baldwin
NOTARY PUBLIC/Register

RHONDA BALDWIN STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Certificate of Authenticity

I, Gary L. Dillha, 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 10-7-2022.

Date

Affiant Signature

10-7-2022

Date

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 7th day of October, 2022.

Notary's Signature

My Commission Expires: 2-26-2024

Date

Notary's Seal (if on paper)

RHONDA BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY