Karen Johnson Davidson County
Batch# 947277 DEEDQC
12/05/2022 10:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221205-0126630

STATE OF TENNESSEE }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ -0-

x Rita Y Dicker
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 1st DAY OF Dec, 2022.

Kara Krantz
NOTARY PUBLIC

My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 22110041

Address of New Owner
Rita Y. Dicker
10421 SW 111 Street
Miami, FL 33176

Send Tax Bills To:
Same

Tax Information:
055-00-0-041.00

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 1st day of Dec, 2022, for valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, and for the purpose of confirming vesting in the survivor of a tenancy by entirety, **Rita Y. Dicker, widow,** Grantor, does hereby, convey, remise, release and forever quitclaim unto **Rita Y. Dicker, unmarried,** Grantee, her heirs, successors, and assigns, her entire right, title, and interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in the 13th Civil District of Davidson County, Tennessee, described accordingly to a survey made by Steve Draper, April 12, 1963, as follows:

Beginning at a point in the center of Tennessee Highway No. 12 at the intersection of the center line of said highway and the eastern boundary line of the property conveyed to Maude Cartwright Morris, by deed from T. M. Grinnell and wife, of record in Book 1715, Page 391, Register's Office for said County; thence with said Morris' eastern boundary line North 29 degrees East 1555 feet; thence South 63 degrees East 176 feet; thence South 45 degrees East 60 feet; thence South 52 degrees East 150 feet; thence South 57 degrees East 376 feet to a chestnut stump; thence South 64 degrees East 100 feet; thence South 60 degrees 30' East 180 feet; thence South 60 degrees East 164 feet; thence South 46 degrees East 72 feet; thence South 32 degrees East 177 feet; thence South 28 degrees 30' East 180 feet; thence South 21 degrees 30' East 144 feet; thence South 25 degrees East 177 feet; thence South 33 degrees East 100 feet to the western boundary line of the property conveyed to H. M. Beard, Sr., and wife, by deed from William H. Brower and wife, of record in Book 2394, Page 72, said Register's Office; thence with said Beard's line South 49 degrees 15' West 402 feet to the center of said highway; thence with same North 79 degrees 30' West 418 feet, North 81 degrees 30' West 762 feet and North 84 degrees West 750 feet to the point of beginning, containing 46.7 acres, more or less.

Being the same property conveyed to John Warren Dicker and wife, Rita Y. Dicker, by Warranty Deed from Walter E. Rogers or Alice M. Rogers, Trustees u/a/d July 1, 1996, of The Rogers Joint Revocable Living Trust Agreement and any successors in trust, dated 02/23/2004 and recorded on 02/24/2004 in Instrument No. 20040224-0020820, Register's Office for Davidson County, Tennessee. John Warren Dicker having since died on or about 10/27/2022, leaving Rita Y. Dicker as the surviving tenant by entirety.

This is unimproved property known as:
0 River Trace, Nashville, TN 37218

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

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF SURVEY.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.

IN WITNESS WHEREOF, **Rita Y. Dicker,** has caused this instrument to be executed, this the 1st day of Dec, 2022.

+ Rita Y Dicker
Rita Y. Dicker

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Rita Y. Dicker,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the within instrument for the purposes therein contained.

This the 1st day of Dec., 2022.

Kara Krantz
NOTARY PUBLIC
My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 12-1-2022 (date of document).

L. Broner McCoy
Date: 12-1-2022

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 1st day of Dec., 2022.

NOTARY PUBLIC
My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY