Karen Johnson Davidson County
Batch# 947277 DEEDQC
12/05/2022 10:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221205-0126632

STATE OF TENNESSEE }
COUNTY OF Cheatham }

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

x _____ AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, 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

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:
094-01-0-169.00

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 Davidson County, Tennessee, described as follows:

Tract I: Being Lot No. 196 on the Map of Payne, Blakemore and Cummings' Addition to Edgefield, now East Nashville, as of record in Book 57, Page 70, Register's Office for Davidson County, Tennessee.

Said Lot No. 196 fronts 50 feet 3 inches on the east side of South 12th Street and runs back 184 feet 5 inches on the south line and 190 feet on the north line along the south margin of Sevier Street to an alley on which it measures 50 feet.

Tract II: Being Lot No. 195 on the Map of Payne, Blakemore and Cummings' Addition to East Nashville, as of record in Book 57, Page 70, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a complete legal description of said lot.

Being the same property conveyed to John Warren Dicker and Rita Y. Dicker by Warranty Deed from Graciela O. Toney, a single person, dated 06/15/2018 and recorded on 06/18/2018 in Instrument No. 20180618-0058153, 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 improved property known as:
701 South 12th Street, Nashville, TN 37206

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 J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

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

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