BOX 10-A

Karen Johnson Davidson County
Batch# 948201 DEEDQC
12/06/2022 10:27:33 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221206-0127110

This Instrument Prepared By:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Dyer Properties, LLC 1007 Whispering Valley Cove Oxford, MS 38655	New Owner	092-07-0I-105.00-CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Frank M. Dyer, III** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Dyer Properties, LLC, a Mississippi limited liability company,** its successors and assigns to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Unit No. 105, The 1865, A Condominium, and described in a Declaration Establishing The 1865, A Condominium, of record in Instrument No. 20190314-0023483 and amended Numbers 20190712-0068003, 20191007-0102697, and 20191010-0104084, Register's Office for said County, to which reference is hereby made for a more complete description of said unit.

Being a portion of the same property conveyed to Bryan L. Ward and Elizabeth J. Ward, husband and wife by Warranty Deed from The 1865 Condominiums, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200121-0007484 Register's Office for Davidson County, Tennessee, dated January 15, 2020 and recorded on January 21, 2020.

Being the same property conveyed to Frank M. Dyer, III by Warranty Deed from Bryan L. Ward and Elizabeth J. Ward, husband and wife, of record in Instrument No. 20221130-0125547, Register's Office for Davidson County, Tennessee.

Being also known as 610 21st Ave N. #105, Nashville, TN 37203.

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

Witness my hand this 2nd day of December, 2022

FRANK M. DYER, III

STATE OF MISSISSIPPI
COUNTY OF LAFAYETTE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank M. Dyer, III, the 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 and official seal this 2nd day of December, 2022.

STATE OF MISSISSIPPI ANNIE BAKER NOTARY PUBLIC Lafayette County Commission Expires October 25, 2026 COMMISSION NUMBER 125739

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 5th day of December, 2022.

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public