This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 957202 DEEDQC
01/03/2023 03:18:02 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230103-0000381

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Caleb J. Dossman 1578 Drakes Creek Rd Hendersonville, TN 37075	NEW OWNER	033.03-0B-124.00C0

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sherese V. Dossman** "the Grantor," conveys and quitclaims unto **Caleb J. Dossman** "the Grantee," Grantor's interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 128 on the Plan of Dry Creek Farms, Phase 3, of record in Plat Instrument No. 20070221-0021236, as corrected in Instrument No. 20070411-0043542, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said Lot.
>
> Being the same property conveyed by Quitclaim Deed to Caleb J. Dossman and Sherese V. Dossman husband and wife as joint tenants with rights of survivorship, from Caleb J. Dossman and Sherese V. Dossman formerly known as Sherese V. Smith, on January 18, 2012, and recorded on March 28, 2012, in Instrument No. 20120328-0026378 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 27 day of December, 2022.

(SEAL)
Sherese V. Dossman

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

Personally appeared before me, a Notary Public in and for said State and County, Sherese V. Dossman, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 27 day of December, 2022.

JOHN BOBBITT STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public
My commission expires: 10/23/23

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater, for this transfer is **$0.00**.

(Affiant)

Notary Public

My commission expires: 10/23/23

JOHN BOBBITT STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY