Karen Johnson Davidson County
Batch# 964683 DEEDQC
01/26/2023 02:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230126-0006040

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
105 WESTWOOD PLACE, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ROB@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, January 26, 2023.

Notary Public

My Commission Expires: 11/19/26

CARTER MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

New Owner Address:
Joe Gordon Price, Trustee
1100 Tyne Boulevard
Nashville, TN 37220

Send Tax Bills To:
Same

Map-Parcel Number:
145 04 0 003.00

QUITCLAIM DEED

Joe Gordon Price and wife, Pamela Y. Price, (collectively, "Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **Joe Gordon Price, Trustee of the Dixie Dog Trust, dated December 14, 2022** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **January 26, 2023**.

Joe Gordon Price

Pamela Y. Price

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Joe Gordon Price and Pamela Y. Price**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, January 26, 2023.

CARTER MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 11/18/26

EXHIBIT A

Land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, and being Lot No. 9, Block A on the map of Lealand Manor as of record in Book 974, Page 74, Register's Office for said County.

Beginning at a point on the westerly margin of Sewanee Road, the southeast corner of Lot No. 8 of said block; and running thence south 6 degrees 28 minutes west, with the westerly margin of said Sewanee Road, 348.1 feet; thence around a curve 29.3 feet to a point on the northerly margin of Tyne Boulevard; thence north 87 degrees 39 minutes west, with the northerly margin of said Boulevard 278.5 feet to the southeast corner of lot No. 1 O of said block; thence north 6 degrees 58 minutes east with the line between said lots Nos. 9 and 1 O, 381.3 feet to the common corner of lots Nos. 7, 8, 9 and 10 of said block; and thence south 85 degrees 25 minutes east, with the line between said lots Nos. 8 and 9, 291.4 feet to the beginning, containing 2.51 acres, more or less.

Being the same property conveyed to Joe Gordon Price and wife, Pamela Y. Price, from RKP, LLC by deed of record in Instrument No. 20030305-0028989 Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 1100 Tyne Boulevard, Nashville, TN 37220.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 January 26, 2023.

Affiant Signature

1/26/2023
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, January 26, 2023.

CARTER MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Carter Moore
Notary Public

My Commission Expires: 11/19/26