THIS INSTRUMENT WAS PREPARED BY J. Blake Freeman, Atty. SOLELY UPON INFORMATION PROVIDED BY THE PARTIES WITHOUT A TITLE SEARCH. NO WARRANTY OF TITLE, EITHER EXPRESSED OR IMPLIED.

QUITCLAIM DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP/PARCEL:
Dana Marie Derryberry	New owner	096-11-0-063.00
604 Hickory Bend Dr.		
Nashville, TN 37214		

FOR AND IN CONSIDERATION of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **James B. Derryberry and Kathleen G. Derryberry, husband and wife,** does hereby quitclaim and convey **their interest** unto **Dana Marie Derryberry,** ("Grantee"), all of the interest, right and title in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land In Davidson County, TN being lot No: 34 on the Plan of Hickory Bend, Section I as of record in Book 3300, page 38, in the Registers office for Davidson County, Tennessee to which Plat Reference is hereby made for a more particular description of said property.

Beginning at a point on th e northerly margin of Cloverwood Drive at the corner of Lots No. 34 and 25; thence with said Drive, easterly 75.2 feet to a monument; thence around a curve, in a northwesterly direction 39.3 feet to a monument in the west margin of Hickory Bend Drive, thence north along the drive, 92 feet to the corner of lots No 33 and 34, thence west along the line of these lots, 100.2 feet to a corner of Lots 34 and 35; thence south along the line of these lots, 117.00 feet to the point of beginning.

Being the same property conveyed to James B. Derryberry and Kathleen G. Derryberry, husband and wife of record in instrument 20150922-0096146 Register's Office for Davidson County, Tennessee.

This property is known as 604 Hickory Bend Dr. Nashville, TN 37214

IN WITNESS WHEREOF, I have hereto set my/our hands as of the 20th day of January, 2023.

James B. Derryberry

James B. Derryberry

Kathleen G. Derryberry

Kathleen G. Derryberry

Karen Johnson Davidson County
Batch# 972408 DEEDQC
02/21/2023 09:58:00 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230221-0012055

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James B. Derryberry and Kathleen G. Derryberry, husband and wife,** with whom I am personally acquainted (or whose identify was proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they executed the within instrument in the capacity for the purposes therein contained.

Witness my hand and official seal on this the 20 day of January, 2023.

J. BLAKE FREEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

Notary Public/ My Commission Expires:

My Commission Expires 5-7-24

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration or value, whichever is greater, for this transfer is $-0-

James B. Derryberry
Affiant

Subscribed and sworn to before me this ____ day of January, 2023.

J. BLAKE FREEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

Notary Public
My Commission Expires: My Commission Expires 5-7-24

****

NEW OWNER(S)
Dana Marie Derryberry
604 Hickory Bend Dr.
Nashville, TN 37214

SEND TAX BILL TO:
Same