QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1000193 DEEDQC
05/05/2023 10:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230505-0033500

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May, 2023.

Notary Public

MY COMMISSION EXPIRES: December 14, 2026

(AFFIX SEAL)

CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
1630 NW Broad Street, Ste 100
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William B. Tice	William B. Tice	16106001300
(NAME)	(NAME)	
5112 Rhett Drive	5112 Rhett Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **William B. Tice, unmarried**, hereinafter called the Grantor(s), has/have quitclaimed unto **William B. Tice, John N. Tice, Karen T. Woods, and Robbie T. Dunning, as tenants in common with rights of survivorship**, hereinafter called the Grantee(s), his/her/their assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plat of McMurray Woods, Section 3, of record in Book 3300, page 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 79 fronts 100 feet on the easterly side of Rhett Drive and extends back 265.1 feet on the northerly line and 155 feet on the southerly line to a dead line, being a broker line, measuring 157.55 feet thereon.

Being the same property conveyed to William B. Tice and wife, Betty R. Tice by deed from Danny Lee Dierks and David Alan Dierks and Darla Jeanette Dierks Taylor devisees under the Will of Jean S. Dierks dated September 9, 2003 and recorded in Instrument No. 20030917-0137244, Register's Office for Davidson County, Tennessee. The said Betty R. Tice having since died on October 25, 2013 leaving William B. Tice as the sole tenant by the entirety.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 5112 Rhett Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Effective the 1 day of May, 2023.

William B. Tice

William B. Tice

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William B. Tice, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of May, 2023.

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My Commission Expires: December 19, 2026

RETURN TO:
Stewart Title Company Tennessee Division Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 May 1, 2023.

Affiant Signature

05-04-2023
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 4th day of May, 2023.

Notary Public

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

My Commission Expires: 1-19-25

900