NEW OWNER :
Juliet S. Orgain
3038 Boulder Park Drive
Nashville, TN 37214

SEND TAX BILLS TO:
Juliet S. Orgain
3038 Boulder Park Drive
Nashville, TN 37214

Assessor's Parcel No.:
096-14-0-222-00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1005191 DEEDQC
05/19/2023 08:02:31 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230519-0037550

THIS INSTRUMENT PREPARED BY:
Angel Kane, Attorney At Law
133 S. College Street
Lebanon TN 37087

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS OR ANY MATTERS RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND ANGEL KANE, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

Pursuant to the agreement of the parties contemporaneously with the filing of the Complaint for Divorce and the forthcoming Final Decree of Divorce entered in the General Sessions Court for Wilson County, Tennessee, and other good and valuable consideration, including $1.00, the receipt and legal sufficiency of all of which is hereby acknowledged, **KENT A. DYER,** (Grantor") has remised, released, transferred and conveyed and by these presents does bargain, remise, release, transfer and convey and forever quitclaim unto **JULIET S. ORGAIN**, ("Grantee"), her successors and/or assigns, forever, all of his right, title and interest in and to the following tract or parcel of land, situated and lying in Davidson County, Tennessee bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 39 of Hickory Bend Subdivision, Section 3, of record in Book 3600, Page 42, Register's Office for Davidson County, Tennessee.

Said Lot No. 39 fronts 74.72 feet along the curving Westerly margin of Boulder Park Drive and runs back 172.5 feet on the Southwesterly line and 178.9 feet on the Northeasterly line to a witness line, measuring 102.99 feet thereon, and then continues on back in a Westerly direction 45 feet, more or less, on the Southwesterly line and 35 feet, more or less, on the Northeasterly line to the center line of McCrory Creek.

Being the same property conveyed to Kent A. Dyer and Juliet S. Organ, husband and wife by Quitclaim Deed from Kent A. Dyer, a married man, dated December 19, 2014, of record in Instrument #20150112-0002947, Register's Office for Davidson County, Tennessee.

This is improved property known as 3038 Boulder Park Drive, Nashville, TN 37214.

This is a transfer pursuant to a domestic settlement agreement and is an adjustment of property rights between divorcing parties as such this conveyance is exempt from recordation tax under Tenn.Code Ann. §67-4-409(a)(3)(E).

WITNESS MY SIGNATURE hereto this 19 day of January, 2023.

KENT A. DYER

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **KENT A. DYER**, 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 at office this 19th, day of January, 2023.

Janice Dillard
NOTARY PUBLIC

JANICE DILLARD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission expires: 05-20-2024

* *

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

AFFIANT

Sworn to and subscribed to before me this 19th day of January 2023.

Janice Dillard
NOTARY PUBLIC

JANICE DILLARD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 05-20-2024