Karen Johnson Davidson County
Batch# 1017184 DEEDQC
06/21/2023 11:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230621-0047038

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.	STATE OF TN COUNTY OF Rutherford The actual consideration or value, whichever is greater, for this transfer is $-0. Affiant Subscribed and sworn to before me, this 16 day of June 2023. Notary Public My commission expires: 11-17-24

ANGELA GRACE VANDIVER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Matthew R. Dillman **Jeremy R. Davis**	**New Owner**	**145-10-20.00**
1338 Otter Creek Rd.		
Nashville, TN 37215		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Matthew R. Dillman,** GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **Matthew R. Dillman and spouse, Jeremy R. Davis,** herein called "GRANTEE(S)", his successors, heirs and assigns all of his right, title and interest in and to a certain tract or parcel of land described as follows:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Tyne Valley Estates, Section 7, as of record in Plat Book 3700, page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Matthew R. Dillman, unmarried, by Quitclaim Deed from Matthew R. Dillman, unmarried, and Jeremy Davis, unmarried, as joint tenants with right of survivorship, dated September 14, 2006 and recorded September 29, 2006 as Instrument No. 20060929-120808, Register's Office of Davidson County, Tennessee.

This is **improved** property known as: **1338 Otter Creek Rd., Nashville, TN 37215**

WITNESS my/our hand(s) this 15 day of June, 2023.

Matthew R Dillman

Matthew R. Dillman

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Matthew R. Dillman,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of June, 2023.

Notary Public

My Commission Expires: 3/3/26

CHINA HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

202306210047038

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 6/15/2023 (date of document).

Jennifer Russell
Affiant Signature

6/21/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 21 day of June 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

