Karen Johnson Davidson County
Batch# 1018953 DEEDQC
06/26/2023 01:45:40 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230626-0048485

PREPARED BY:
Winston S. Evans
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(615) 259-4685

QUITCLAIM DEED OF CORRECTION

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MA-PARCEL NUMBER(S)
Barbara Eatherly 5616 Ottershaw Ct. Brentwood, TN. 37027 Cason A. Dickinson 212 Kensington Park Drive Nashville, TN 37215	Barbara Eatherly 5616 Ottershaw Ct. Brentwood, TN. 37027	093-16-0253.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

This conveyance is exempt from transfer tax pursuant to Section 67-4-409(a)(3)(F), Tennessee Code Annotated.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Cason A. Dickinson and Barbara Eatherly, by these presents do hereby quitclaim and convey unto Cason A. Dickinson and Barbara Eatherly as tenants in common, without rights of survivorship, all of their right, title and interest in and to the following described tract of land situated in Davidson County, Tennessee:

Land situated in Davidson County, Bing Lot 4 on the plan of Bass Subdivision of the Homestead Block, Hermitage Addition to Nashville, as of record in Plat Book 161, Page 99, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description

Being the same property conveyed to Cason A. Dickinson and Barbara Eatherly by deed from Duane W. Devault, Substitute Trustee, of record as Instrument 20161118-0122001 Register's Office for Davidson County, Tennessee.

And being the same property conveyed to Dressel Real Estate Development, LLC by warranty deed from Jerry C. Stevenson and wife, Ruby l. Stevenson, dated April 25, 2007 and of record in Instrument Number 20070503-0053219.

This is improved property, known as 271 Hermitage Avenue, Nashville, Tennessee 37210.

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

WITNESS our hands this 20th day of June 2023.

Barbara Eatherly

Cason A. Dickinson

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Mayelin Diaz, Notary Public, Barbara Eatherly, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, this 20 day of June, 2023.

Notary Public

My Commission Expires November 06, 2024

My Commission Expires:

MAYELIN DIAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Mercedes N. Baker, Notary Public, Cason A. Dickinson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, this 15th day of June, 2023.

Notary Public

My Commission Expires: 07/06/2026

MERCEDES N. BAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $-0-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 15th day of June.

Notary Public



My Commission Expires: 07/08/2026

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