Karen Johnson Davidson County
Batch# 1022932 DEEDQC
07/05/2023 02:46:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230705-0051404

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Return to: Partners Title Insurance Agency
6528 Schaefer Road Dearborn, MI 48126

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Casey Dick and Tara Dick	Casey Dick and Tara Dick	15002039000
754 Lake Terrace Drive	754 Lake Terrace Drive	
Nashville, TN 37217	Nashville, TN 37217	

QUITCLAIM DEED

Exempt Pursuant §67-4-409(a)(4)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, CASEY DICK and TARA DICK, formerly known as TARA MARTIN, a married couple, hereinafter referred to as "Grantor", whose mailing address is: 754 Lake Terrace Drive, Nashville, TN 37217, does hereby convey, transfer, remise, release, relinquish and quitclaim unto CASEY DICK and TARA DICK, a married couple, as tenants by the entirety with rights of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 754 Lake Terrace Drive, Nashville, TN 37217, his/her/their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon and being more particularly described as follows, to wit:

Being Lot No. 41 B, Zone Lot Division, Lots Nos. 16, 17, 25 thru 33, and 37 thru 45, Harbor Gate, Section One Revised, of record in Plat Book 6250, Page 638, amending Plat Book 5200, Page 712, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Tax ID No.: 15002039000

BEING the same property conveyed to Grantor herein by Deed recorded in Instrument Number 20190821-0038341, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 754 Lake Terrace Drive, Nashville, TN 37217.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 23 day of June, 2023.

Casey D Dick

CASEY DICK

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that CASEY DICK, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 23rd day of June, 2023

Karen R. Campbell
Notary Public
My Commission expires: Sept. 8, 2025

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 23 day of June, 2023.

Tara Dick formerly known as Tara Martin

TARA DICK, formerly known as
TARA MARTIN

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that TARA DICK, formerly known as TARA MARTIN, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 23rd day of June, 2023.

Karen R. Campbell
Notary Public
My Commission expires: Sept. 8, 2025

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

VALUATION AFFIDAVIT

I/We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ **10.00**.

Casey Dick

Casey Dick

Tara Dick

Tara Dick

Subscribed and sworn to before me this 23rd day of June, 2023

Karen R. Campbell

Notary Public

My Commission expires: Sept. 8, 2025

State of TN

County of Davidson

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES, TAX RELATED MATTERS OR ANY MATTER RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL.

Tennessee Certification of Electronic Document

I, Heidi Griffie, 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 6/23/2023 (date of document).

Affiant Signature

6/23/2023
Date

State of Florida

County of St. Johns

Sworn to and subscribed before me this 23rd day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 4/27/2025

NOTARY'S SEAL

ALYSIA LEE WESTHAFER
Notary Public - State of Florida
Commission # HH 123030
My Comm. Expires Apr 27, 2025
Bonded through National Notary Assn.

202307050051404