This Instrument prepared by and after recording return to:

R. Colten Jones, Esq.
Spencer Fane LLP
100 Bluegrass Commons Boulevard, Suite 2370
Hendersonville, Tennessee 37075

Karen Johnson Davidson County
Batch# 1045666 DEEDQC
09/01/2023 03:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230901-0068986

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Dana Dickens **1824 Merritt Street** **Old Hickory, TN 37138**	**053060B03500CO**	**Same as Owner**

FOR AND IN CONSIDERATION OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **DEBRA L. DIXON**, (hereinafter "Grantor") by these presents does hereby transfer, release, relinquish, quitclaim and convey unto **DANA DICKENS** ("Grantee"), all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

> Land in Davidson Count[y], Tennessee, being Lot No. 72 on the Plan of Waterford Phase 4A of record in Book 7900, page 596, Register's Office for said County, to which Plan reference is made for a complete description.
>
> Being the same property conveyed to Larry N. Dickens by Warranty Deed from Danilo R. Castro and wife, Amy R. Castro, married, recorded November 18, 2013, of record in Doc. No. 20131118-0118823, Register's Office for Davidson County, Tennessee. Larry N. Dickens died intestate on January 27, 2019, leaving his surviving spouse, Dana J. Dickens, his daughter, Samantha N. Dickens, and his son, Christopher N. Dickens, as his sole heirs at law, and each therefore was vested with equal one-third (1/3) ownership interests in said property. Christopher N. Dickens died intestate without a surviving spouse or issue on August 20, 2021, leaving his mother, Debra L. Dixon, as his sole heir at law. Therefore, Christopher N. Dickens' one-third (1/3) ownership interest in said property was vested upon his death in Debra L. Dixon.

This is improved property, known as: 1824 Merritt Street, Old Hickory, Tennessee 37138.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, Grantor has caused this instrument to be dated and effective this 1st day of September 2023.

GRANTOR:

Debra L. Dixon

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Debra L. Dixon, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of September 2023.

Notary Public

My Commission Expires: 2/26/2024

RICHARD COLTEN JONES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS CONVEYANCE IS EXEMPT FROM RECORDATION TAX UNDER T.C.A. § 67-4-409(a)(1)(C)(iv). NO OATH OF VALUE IS REQUIRED FOR THIS DEED IN ACCORDANCE WITH THE PROVISIONS OF T.C.A. § 67-4-409(a)(1)(D).

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, R. Colten Jones, 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 September 1, 2023.

Affiant Signature

09.01.23
Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 1 day of September, 2023

Notary's Signature

My Commission Expires: 07.24.24.

CHRISTINA BAKER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY