Karen Johnson Davidson County
Batch# 1046449 DEEDQC
09/05/2023 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $148.00
20230905-0069647

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

STATE OF ~~TENNESSEE~~ Indiana Tennessee
COUNTY OF ~~SUMNER~~ Marion Sumner
Sme

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

Subscribed and sworn to before me this 22 day of August 2023.

Notary Public
Commission Expires: 07.24.24

CHRISTINA BAKER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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 TEN DOLLAR ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SAMANTHA N. DICKENS**, (hereinafter "Grantor") by these presents does hereby transfer, release, relinquish, quitclaim and convey unto **DANA J. DICKENS** ("Grantee"), all of Grantor's right, title and interest in and to that certain tract or parcel of land in Cheatham 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.

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.

This transfer is by quitclaim and we make no warranties about the title. This deed is prepared on information provided by the Grantor and Grantee and a full title search has not been made by the Preparer.

In witness whereof, Grantor has caused this instrument to be dated and effective this 17th day of August 2023.

GRANTOR:

Samantha N. Dickens

STATE OF INDIANA)
COUNTY OF MARION)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Samantha N. Dickens, 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 17th day of August 2023.

Notary Public

My Commission Expires: 11-13-2030

SHARON MCCASLIN
Morgan County
NOTARY PUBLIC
Commission Number
NP0744935
NOTARY SEAL
My Commission Expires November 13, 2030
STATE OF INDIANA

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, George J. Phillips, do hereby make oath that I am a licensed attorney (Tennessee Bar #13916) 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 August 17, 2023.

Affiant Signature

08.22.23
Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 22nd day of August, 2023.

Notary's Signature

My Commission Expires: 07.24.24

CHRISTINA BAKER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY