THIS INSTRUMENT WAS PREPARED BY HARPETH ESCROW, LLC 117 SAUNDERSVILLE RD., STE 201 HENDERSONVILLE, TN 37075 HE-2023-361	STATE OF TENNESSEE COUNTY OF SUMNER The actual consideration or value, whichever is greater, for this transfer is **$0.00** **Affiant** Subscribed and sworn to before me, this 20TH day of **February, 2024.** **Notary Public** **My commission expires:** 5/20/2025

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

Karen Johnson Davidson County
Batch# 1103296 DEEDQC
02/21/2024 12:26:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240221-0011916

QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO WARRANTIES OR REPRESENTATIONS AND NO LIABILITY IS ASSUMED FOR ANY STATUS OF TITLE, SURVEY, OR MATTER WHICH WOULD BE DISCLOSED BY A TITLE EXAMINATION OR SURVEY. THIS INSTRUMENT WAS PREPARED SOLEY BASED UPON INFORMATION FURNISHED TO THE PREPARER.

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Gary Dixner **2704 Alvin Sperry Pass** **Mt. Juliet, TN 37122**	**SAME**	**110-03-0A-061-00-CO** Account No.:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Denyl Dixner, unmarried** "GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **Gary Dixner, unmarried** "GRANTEE(S)", all right, title and interest in the following described real estate in the State of Tennessee, **Davidson** County being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Final Plat of Phase 2, Lakeside Meadows, a Cluster Lot Development of record in Plat at Instrument No. 20080512-0048984, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gary Dixner, unmarried man, and Denyl Hewes, unmarried woman, as joint tenants with rights of survivorship by Warranty Deed from Jack Boock and Beverly R. Boock, husband and wife of record in Instrument No. 20221107-0119509 Register's Office for Davidson County, Tennessee, dated November 03, 2022 and recorded on November 07, 2022. Gary Dixner and Denyl Dixner having since divorced per Final Decree of Absolute Divorce filed on 02/13/2024 in the Circuit Court for Davidson County, Tennessee, Docket No. 23D-1546.

This is **improved** property known as **2704 Alvin Sperry Pass, Mt. Juliet, TN 37122**.

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

WITNESS our hands this 16th **day of February, 2024.**

Denyl Dixner

Denyl Dixner

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 16 **day of February, 2024, before me personally appeared Denyl Dixner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.**

Witness my hand, at office, this 16 **day of February, 2024.**

Laura Desmond

Notary Signature
My commission expires: 5/20/2025

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

Tennessee Certification of Electronic Document

I, Jennifer McEwen, 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 2/16/24 **(date of document).**

Affiant Signature

2/20/24
Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this 20TH day of February, 2024.

Laura Desmond

Notary's Signature
My Commission Expires: 5/20/2025

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025