Karen Johnson Davidson County
Batch # 1113440 DEEDQC
03/21/2024 09:41:04 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20240321-0019513

Box 10 A

This Instrument Prepared By:
J. Greg Hardeman
4301 Hillsboro Road
Suite 300
Nashville, TN 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Gregory Dennis 1902 Lathan Court Nashville, TN 37207	Same	Parcel: 12D 12985

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid I, Fran Dennis, Renee Dennis, Jamie Hancock, Brenda Ewin, James Bradley Dennis, Attorney in Fact for Lawrence Dennis and Denise Webster, do hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto Gregory Dennis, the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Riverside Homes, of record in Book 2330, page 108, Register's Office for said County.

Said Lot No. 4 fronts 51.10 feet on the westerly side of Lathan Court and extends back 140.1 feet on the southerly line and 105.9 feet on the northerly line to a dead line in the rear, measuring 203.9 feet thereon.

Being the same property conveyed to James Dennis and wife, Thelma K. Dennis by Deed of record in Book 3535, Page 461, Register's Office for Davidson County, Tennessee.

Thelma K. Dennis (aka Thelma Marie Knight Dennis) died in November, 1997 vesting title in James Dennis as surviving tenant by the entirety. James Dennis (aka James Dennis Sr.) died on July 21, 2021, leaving no Will. His heirs are shown pursuant to Affidavits of Heirship in Instrument Number 20240226-012782 and 20240226-0012783, Register's Office for Davidson County, Tennessee.

The purpose of this Deed is to vest all the interest of the other heirs at law of James Dennis Sr. in Gregory Dennis.

This is improved property, known as 1902 Lathan Court, Nashville, TN 37207.

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

Witness my hand this 12th day of March, 2024.

Fran Dennis

Fran Dennis

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Fran Dennis,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of March, 2024.

Notary Public

My Commission Expires: March 09, 2027



Witness my hand this 12th day of March, 2024.

Renee Dennis

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Renee Dennis,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of March, 2024.

Notary Public

My Commission Expires: March 09, 2027

TONYA Y. PUPPY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Witness my hand this 12th day of March, 2024.

Jamie Hancock

Jamie Hancock

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jamie Hancock,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of March, 2024.

Notary Public

My Commission Expires: March 09, 2027

TONYA Y. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Witness my hand this 12th day of March, 2024.

Brenda Ewin

Brenda Ewin

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brenda Ewin,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of March, 2024.

Notary Public

My Commission Expires: March 09, 2027

TONYA Y. PIPPY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Witness my hand this 12th day of March, 2024.

Denise Webster

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Denise Webster,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of March, 2024.

Notary Public

My Commission Expires: March 09, 2027

TONYA Y. RIPPY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 12th day of March, 2024.

Notary Public

My Commission Expires: March 09, 2027

TONYA Y. RIPPY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Witness my hand this 12th day of March, 2024.

James Bradley Dennis, Attorney in Fact for Lawrence Dennis

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James Bradley Dennis, Attorney in Fact for Lawrence Dennis,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of March, 2024.

Notary Public

My Commission Expires: March 09, 2027

