This Instrument Prepared By:
William D. Edwards, Esq.
LONG, RAGSDALE & WATERS, P.C.
1111 N. Northshore Dr., Suite S-700
Knoxville, Tennessee 37919

Responsible Taxpayer and Property Owner:
Laurie Lynn Dover, Trustee
2018 Cherokee Blvd.
Knoxville, TN 37919

Parcel Identification Numbers Assigned by
County Tax Assessor: 073-05-0-151.00

QUITCLAIM DEED

This Indenture made the 4th day of April, 2024, by and between **Richard Edward Dover, Jr.**, unmarried, of Davidson County, Tennessee ("**First Party**"), and **Laurie Lynn Dover, Trustee of The Demarius Irrevocable Trust Dated April 4, 2024**, and her successors and assigns, with full power to sell, mortgage, lease, encumber, alienate, or transfer without joinder of beneficiaries and without obligation of the purchaser to look to the proceeds ("**Second Party**").

WITNESSETH

That said First Party for and in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration to First Party in hand paid by Second Party, the receipt of which is hereby acknowledged, has granted, bargained, sold, released, quitclaimed, and conveyed and does hereby grant, bargain, sell, release, quitclaim and convey unto the said Second Party all of First Party's interest in the following described premises, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THIS CONVEYANCE is made subject to all restrictions, covenants, reservations, minimum building setback lines, ingress and egress easements, installation and maintenance of utility and drainage facilities, and all conditions of record and shown on the plat of record in the Register's Office for Davidson County, Tennessee.

THESE DESCRIPTIONS ARE PREPARED FROM INFORMATION FURNISHED TO THE PREPARER, AND NO REPRESENTATION AS TO THE ACCURACY THEREOF IS MADE, INTENDED OR TO BE IMPLIED. THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED AND CONVEYED HEREIN NOR AS TO THE ENFORCEABILITY OF ANY ENCUMBRANCES, RIGHTS OF WAY, OR EASEMENTS CONTAINED IN THESE DESCRIPTIONS.

And all of the estate, right, title, and interest of First Party therein. First Party furthermore hereby releases all right to dower and homestead in such premises.

Karen Johnson
Batch # 1124343
04/18/2024 09:45:38 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240418-0027683

The property is improved property commonly known as 2304 Demarius Drive, Nashville, TN 37216.

IN WITNESS WHEREOF, the said First Party has caused this instrument to be executed as of the day and year first above written.

RICHARD EDWARD DOVER, JR.

STATE OF TN
COUNTY OF BLOUNT

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, **RICHARD EDWARD DOVER, JR.**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal at office in the aforesaid county, this 4 day of April, 2024.

Notary Public
My Commission Expires: _____.

KIMBERLY ANN HODGE STATE OF TENNESSEE NOTARY PUBLIC BLOUNT COUNTY My Commission Expires 01-29-2025

STATE OF TN
COUNTY OF BLOUNT

I hereby swear or affirm that the actual consideration for this transfer is $0.

RICHARD EDWARD DOVER, JR.

Sworn to and subscribed before me this 4 day of April, 2024.

Notary Public
My Commission expires: _____

KIMBERLY ANN HODGE STATE OF TENNESSEE NOTARY PUBLIC BLOUNT COUNTY My Commission Expires 01-29-2025

EXHIBIT A

Land in Davidson County, Tennessee, being Lot(s) 47, as shown on the map entitled Addition No. 3 to Riverwood Heights Subdivision, of record in Plat Book 2083, page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Richard Edward Dover, Jr. by Warranty Deed from Eva Ann Rogers Primm, unmarried, on June 22, 2016, and recorded on June 24, 2016, of record at Instrument No. 20160624-0064730, in the Register's Office for Davidson County, Tennessee.

SUBJECT to matters shown on the Plan of record in Plat Book 2083, page 16, said Register's Office.

SUBJECT to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4145, page 825, said Register's Office.