Prepared by: John W. Crow, II, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination. Pursuant to Tenn. Code Ann. § 66-24-121(a), the legal description is the same as in the previous deed of record.

YOUNG NAOMI DIDION, ET AL

TO: QUITCLAIM DEED

AMY LEIGH AVRAMIS

THIS QUITCLAIM DEED OF REALTY, executed this 21st day of May, 2024, by and between YOUNG NAOMI DIDION and LINDA EVE VANDERWERF, ("Grantors"), and AMY LEIGH AVRAMIS, a married woman, ("Grantee").

WITNESSETH:

That Grantors do hereby quitclaim and convey unto Grantee, all of Grantors' right, title and interest, in and to certain realty situated in Davidson County, State of Tennessee, being bounded described as follows:

> Land in Davidson County, Tennessee, being Lot Number 57 on the Plan of Hickory Woods, Section B of record in Plat Book 6900, Page 512, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Dennis D. Didion, a married man, by Warranty Deed from Rosemary Theriot, unmarried, dated October 31, 2008, and recorded November 4, 2008, of record in Instrument No. 20081104-0109790, in the Register's Office for Davidson County, Tennessee.
>
> Dennis Duane Didion died intestate May 10, 2023, survived by his wife, Young Naomi Didion and two adult children, Amy Leigh Avramis and Linda Eve Vanderwerf, sole heirs-at-law. Reference is hereby made to the Affidavit of Heirship confirming the vesting of title after the death of Dennis Duane Didion in Young Naomi Didion, Amy Leigh Avramis, and Linda Eve Vanderwerf, dated December 26, 2023, and recorded January 8, 2024, of record in Instrument No. 20240108-0001399, in the Register's Office for Davidson County, Tennessee.
>
> Dennis D. Didion and Dennis Duane Didion being one the same person.

Karen Johnson Davidson County
Batch # 1138436 DEEDQC
05/22/2024 02:49:06 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240522-0038239

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

YOUNG NAOMI DIDION Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, YOUNG NAOMI DIDION, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 18 day of April, 2024.

Notary Public

My Commission Expires: 5/7/24.

JACKLYN LASHLEY MCINTOSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

LINDA EVE VANDERWERF Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, LINDA EVE VANDERWERF, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 18th day of April, 2024.

JACKLYN LASHLEY MCINTOSH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-7-2024

Notary Public

My Commission Expires: 5/7/24.

Property Owners Name And Mailing Address:	Person or Entity Responsible for Payment of Property Taxes:
AMY LEIGH AVRAMIS 5136 Hickory Grove Drive Antioch, TN 37013	SAME/OWNER
Property Address:	Map and Parcel No.:
5136 Hickory Grove Drive Antioch, TN 37013	176 05 0 095.00

STATE OF TENNESSEE, DAVIDSON COUNTY
The actual consideration given for this conveyance is **$0.00**.

Affiant

Subscribed and sworn to before me this the 21st day of May, 2024.

Notary Public
My Commission Expires: 1/24/2028

MADISON BOTSCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-24-2028