Karen Johnson Davidson County
Batch # 1172176 DEEDQC
08/20/2024 10:02:14 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20240820-0063693

Prepared By:
Ryan W. Moore
4972 darlington dr.
nashville, tn 37211

After Recording Return To:
4972 Darlington Dr.
Nashville, Tennessee 37211

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On August 19, 2024 THE GRANTOR(S),

Shawna L. Jones, who acquired the title as Shawna L. Moore ("Grantor"), and Ryan W. Moore, a formerly married couple who were divorced on March 01, 2024,

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

Ryan W. Moore, ("Grantee") a single person, residing at 4972 Darlington Dr., Nashville, Davidson County, Tennessee 37211

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

The legal description is: See attached *Exhibit A*

Prior instrument reference: Book 7225, Page 941.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Adjustments to property ownership because of a divorce/domestic settlement decree, domestic decree, or deed, is exempt from the transfer tax under Tenn. Code Ann. § 67-4-409(a)(3)(D).

Tax Parcel Number: 147-09-0-094.00

Mail Tax Statements To:
Ryan W. Moore
4972 Darlington Dr.
Nashville, Tennessee 37211

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 08/19/2024

Shawna L. Jones, who acquired the title as Shawna L. Moore
223 Gentry Ave.
Nashville, Tennessee
37206

DATED: 8.19.2024

Ryan W. Moore
4972 Darlington Dr.
Nashville, Tennessee
37211

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 19th day of August, 2024, before me personally appeared Shawna L. Jones, who acquired the title as Shawna L. Moore, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.



Notary Public

Notary Public

Title (and Rank)

My commission expires 09/14/2027

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 19th day of August, 2024, before me personally appeared Ryan W. Moore, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.



Notary Public
Signature of person taking acknowledgment

Notary Public
Title (and Rank)

My commission expires 09/14/2027

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant
Affiant's Name: ryan w moore

Exhibit "A"
Legal Description

Land in Davidson County, Tennessee, being Lot No. 188 on the Plan of Section One, Caldwell Estates, of record in Plat Book 2663, Page(s) 68 and 69, as amended in Book 2901, Page 425 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 Rodney L. Dimmick and wife, Sandra M. Dimmick by Warranty Deed from Dwain L. Jones and wife, Kathy M. Jones, of record in Book 7225, Page 941, Register's Office for Davidson ·county, Tennessee, dated May 01, 1987 and recorded on May 05, 1987.

The said Rodney L. Dimmick (aka Rodney Lee Dimmick) and Sandra M. Dimmick (aka Sandra Marie Dimmick) having since divorced and by Final Decree No. 94D-1497 in the Fourth Circuit Court for Davidson County, Tennessee (a copy of which is of record in Book 9715, Page 217, RODCT) said property was divested out of Sandra Marie Dimmick and vested in Rodney Lee Dimmick.

Being the same property conveyed to Rodney Lee Dimmick and Andrea D. Dimmick, husband and wife by.Quitclaim Deed from Rodney Lee Dimmick, of record in Instrument No. 20030820-0120686, Register's Office for Davidson County, Tennessee, dated July 25, 2003 and recorded on August 20, 2003.
The said Rodney Lee Dimmick and Andrea D. Dimmick having since divorced.

Being the same property conveyed to Rodney Lee Dimmick by Quitclaim Deed from Andre·a D. Dimmick, of record in Instrument No. 20161123-0123873, Register's Office for Davidson County, Tennessee, dated October 15, 2012 and recorded on November 23, 2012.

Quitclaim deeds filed of record in Instrument No. 20161123-0123873 and Instrument No. 20030820-0120686 contained errors in the Plat Book and Page reference.

BILL GARRETT, Davidson County
Trans:T20170053341 DEEDWARR
Recvd: 06/21/17 16:04 2 pgs
Fees:13.00 Taxes:1646.50

20170621-0062696

WARRANTY DEED

CLR17-4972

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF June, 2017.

Notary Public

MY COMMISSION EXPIRES: 12-19-20
(AFFIX SEAL)

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawna L. Moore	SAME	
4972 Darlington Dr	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		147-09-0-094.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RODNEY LEE DIMMICK, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHAWNA L. MOORE AND RYAN W. MOORE, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 188 on the Plan of Section One, Caldwell Estates, of record in Plat Book 2663, Page(s) 68 and 69, as amended in Book 2901, Page 425 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 Rodney L. Dimmick and wife, Sandra M. Dimmick by Warranty Deed from Dwain L. Jones and wife, Kathy M. Jones, of record in Book 7225, Page 941, Register's Office for Davidson County, Tennessee, dated May 01, 1987 and recorded on May 05, 1987.

The said Rodney L. Dimmick (aka Rodney Lee Dimmick) and Sandra M. Dimmick (aka Sandra Marie Dimmick) having since divorced and by Final Decree No. 94D-1497 in the Fourth Circuit Court for Davidson County, Tennessee (a copy of which is of record in Book 9715, Page 217, RODCT) said property was divested out of Sandra Marie Dimmick and vested in Rodney Lee Dimmick.

Being the same property conveyed to Rodney Lee Dimmick and Andrea D. Dimmick, husband and wife by Quitclaim Deed from Rodney Lee Dimmick, of record in Instrument No. 20030820-0120686, Register's Office for Davidson County, Tennessee, dated July 25, 2003 and recorded on August 20, 2003.

The said Rodney Lee Dimmick and Andrea D. Dimmick having since divorced.

Being the same property conveyed to Rodney Lee Dimmick by Quitclaim Deed from Andrea D. Dimmick, of record in Instrument No. 20161123-0123873, Register's Office for Davidson County, Tennessee, dated October 15, 2012 and recorded on November 23, 2012.

Quitclaim deeds filed of record in Instrument No. 20161123-0123873 and Instrument No. 20030820-0120686 contained errors in the Plat Book and Page reference.

unimproved ( )
This is improved (X) property, known as 4972 Darlington Dr , Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my/our hand(s) this 19th day of June, 2017.

Rodney Lee Dimmick

STATE OF Tennessee
COUNTY OF Davidson

On this the 19th day of June, 2017, before me personally appeared Rodney Lee Dimmick to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th day of June, 2017.

Notary Public

My Commission Expires: 10.12.19

(SEAL)

LAURA PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959