Karen Johnson Davidson County
Batch# 1172510 DEEDQC
08/21/2024 10:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240821-0064190

QUITCLAIM DEED

S. CHAPEL DRUMMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

T-VAST-24-110-110

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF August, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Richard Dickson and husband, Tyler Lawnichak	CMG Mortgage, INC dba CMG Home Loans	
(NAME) **110 Shadow Springs Drive #110,**	(NAME) 3160 Crow Canyon Road, St. 400	**160-16-0D-110.00-CO**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS) San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD DICKSON, A MARRIED MAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **RICHARD DICKSON AND HUSBAND, TYLER LAWNICHAK** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 110, as shown on the Plan of Shadow Springs, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument Number 20210525-0070971, as amended in Instrument Number 20211015-0138902, 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 Richard Dickson, a married man of record in Instrument No. 20240524-0038998, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **110 Shadow Springs Drive #110, Brentwood, Tennessee 37027**.

Witness my/our hand(s) this the 23rd day of May, 2024.

Richard Dickson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD DICKSON, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23 of May, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)



RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Brian Mitchell, 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 May 23, 2024 (date of document).

Affiant Signature

Date August 21, 2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21th day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 11-3-25

