Karen Johnson Davidson County
Batch # 1183706 DEEDQC
09/19/2024 03:24:21 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240919-0072821

This Instrument Prepared By:
Morgan Smith, Attorney
1222 16th Ave S, Suite 23
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Lucie Dobbins
AFFIANT

Subscribed and sworn to before me this 16th day of September 2024.

ROBIN W. OQUINDO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NOTARY PUBLIC

My Commission Expires: 5/2nd/28

ADDRESS OF NEW OWNER:
Lucie K. Dobbins
116 Nocturne Forest Court
Nashville, TN 37207

SEND TAX BILLS TO:
New Owner

Map/Parcel
070-03-0A-056.00

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Ricky R. Dobbins of the County of Davidson and State of Tennessee for and in consideration of the Marital Dissolution Agreement between the parties, do hereby bargain, sell, release, remise, quit claim, and convey unto Lucie K. Dobbins all her right, title and interest in and to the following described real estate, to wit:

BEING Lot No. 56 on the plan of Nocturne Forest, Phase One, as of record in Book 7900, Pages 20, 21, and 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Tiffany D. Allen and Omar Crawford by virtue of that certain Warranty Deed dated January 3, 1997, and being of record at Book 10314, Page 470 in the Register's Office of Davidson County, Tennessee.

Also being the same property conveyed to Ricky R. Dobbins and Lucie K. Dobbins by deed recorded on July 21, 2017, as Instrument Number 20170721-0073896 in the Register's Office of Davidson County, Tennessee.

The above-described property is improved property known as: **116 Nocturne Forest Court, Nashville, Tennessee 37207.**

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

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

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 9th day of September A.D., 2024.

Ricky R. Dobbins Sr.

Ricky R. Dobbins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Ricky R. Dobbins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the person within named and that he executed the foregoing instrument for the purpose therein contained, as signed on page 1 of this Quit Claim Deed.

Witness my hand and seal, this 9th day of September, 2024

Marsha M Sesay

NOTARY PUBLIC

My commission expires: 11/2024
Ward-Block-Parcel No.: 070030A05600CO
Property Known as: 116 Nocturne Ct., Nashville, Tennessee 37207
Mail Tax Notice to: 116 Nocturne Ct., Nashville, Tennessee 37207
New Owner: Lucie K. Dobbins



I, or we, hereby swear or affirm to the best of affiant's knowledge, information and belief, this transfer is pursuant to Final Decree of Divorce entered in Davidson County Circuit Case Number 22D773 and is therefore exempt under TCA § 67-4-409(a)(3)(E).

Lucie Dobbins
LUCIE K. DOBBINS, AFFIANT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

SWORN TO AND SUBSCRIBED before me this 16th day of September, 2024.

ROBIN W. OQUENDO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NOTARY PUBLIC

My commission expires: 5/24/27