Karen Johnson Davidson County
Batch# 1202097 DEEDQC
11/05/2024 03:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241105-0085967

This Instrument Prepared By:

Linville Estate Law
830 Crescent Centre Dr., Suite
320 Franklin, TN 37067

After Recording Return To The Above.

The actual consideration for this transfer is $0.

Affiant

DANIEL W. BOOM STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY My Commission Expires 10-26-2027

Sworn to and subscribed before me this 31st day of October, 2024.

Notary Public
My Commission Expires: 10/26/27

This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).

QUITCLAIM DEED

THIS INDENTURE, made this 31st day of October, 2024, among:

RICHARD M. DOHLER, A MARRIED MAN,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

RICHARD DOHLER AND NATALIE DOHLER, HUSBAND AND WIFE,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 48, The Ridge at Stone Creek Park, Section Two, as shown on plat of record in Instrument No. 200601200007577, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Richard M. Dohler, a married man, by Warranty Deed from Drees Premier Homes, Inc., an Ohio corporation, dated October 4, 2006, and recorded October 6, 2006, at Reference No. 20061006-0124404, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 1413 Beech Hollow Court, Nashville, TN 3 7211.

THIS DEED has been prepared solely upon information furnished by **Richard M. Dohler.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

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 the undersigned have executed this instrument on the date first above written.

RICHARD M. DOHLER

State of Tennessee
County of Marshall

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Richard M. Dohler**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of October, 2024.

Dan Widboom, Notary Public
My Commission Expires: 10/26/27

DANIEL WIDBOOM
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY
My Commission Expires 10-26-2027

Owner Name & Property Address:

Richard Dohler and Natalie Dohler
1413 Beech Hollow Court
Nashville, TN 3 7211

Responsible Party For Taxes:

Richard Dohler and Natalie Dohler
1413 Beech Hollow Court
Nashville, TN 3 7211

Tax Map and Parcel: 180020A08900CO

Certificate of Authenticity

I, Trent Linville, 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 10-31-24.

Date

Affiant Signature

10-31-24

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 31st day of October, 2024.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

