Karen Johnson Davidson County
Batch# 1217052 DEEDQC
12/17/2024 08:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241217-0097637

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 16th DAY OF DECEMBER, 2024

Notary Public

MY COMMISSION EXPIRES: 11/3/25

(AFFIX SEAL)

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY:
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Lance Dial, II and Eleanor White Dial	New Owner	169-03-0A-039-00
(NAME) 2141 Gildridge Drive	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JEFFREY DIAL AND JENNIFER DIAL, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JEFFREY LANCE DIAL, II AND ELEANOR WHITE DIAL, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL MY INTEREST IN THE FOLLOWING 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. 39, Stephens Village West 116, as shown on Final Plat of record in Instrument No. 20210428-0047643, as corrected by Surveyor's Certificate of Correction recorded in Instrument No. 20210428-0056721, and amended in Instrument No. 20230106-0001193, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeffrey Dial and Jennifer Dial, husband and wife by Deed dated March 21, 2023 from Stephens Valley West, LLC, recorded March 22, 2023, in Instrument Number 20230322-0012374, corrected in Instrument Number 20230322-0020664, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

This *Improved* property is commonly known as: 2141 Gildridge Drive, Nashville, TN 37221

Witness my/our hand(s) this 16th day of December 2024

Jeffrey Dial

Jennifer Dial

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me the undersigned, of the state and county aforementioned, personally appeared Jeffrey Dial and Jennifer Dial, with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence), and who upon oath, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 16th day of December, 2024.

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Exp 11/3/25

LT&E File #21631

Certificate of Authenticity

I, J. Trent Lehman, 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 12/16/24.

Date

Affiant Signature

12/16/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of December, 2025.

Notary's Signature

My Commission Expires: 3/29/28

Date

Notary's Seal (if on paper)

