QUITCLAIM DEED

Karen Johnson
Batch # 1218937
12/26/2024 09 46 48 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20241226-0099515

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 10 DAY OF DECEMBER, 2024

NOTARY PUBLIC

MY COMMISSION EXPIRES 4.19.27

RUFFIN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

The Law Office of S. Ruffin Craig, Jr , PLLC
750 Old Hickory Blvd
Bldg. Two, Suite 150
Brentwood, Tennessee 37027

This instrument was prepared by information furnished by the parties herein

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Timothy M Dilbeck, Jr and Caroline M Dilbeck, Co-Trustees of the Black Dog Revocable Trust	New Owner	103-09-0-047 00
(NAME) 5424 San Marcos Dr	(NAME)	
(ADDRESS) Nashville, TN 37220	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0 00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Timothy Dilbeck and Caroline Dilbeck, husband and wife, ("Grantors")**, do hereby release, quit claim and convey unto **Timothy M. Dilbeck, Jr. and Caroline M. Dilbeck, Co-Trustees of the Black Dog Revocable Trust, dated December 10, 2024, ("Grantee")**, all of Grantors' interest in and to a certain tract or parcel of real estate located in Davidson County, Tennessee, described as follows to wit

Land in Davidson County, Tennessee, being Lot No 47 on the Plan of Section 4, Brookside Courts, Addition No 4 of record in Plat Book 2083, Page 59, 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 Timothy Dilbeck and Caroline Dilbeck, husband and wife by deed from Amy J Everhart, unmarried, of record in Instrument No 20141125-0108887 Register's Office for Davidson County, Tennessee, dated December 25. 2014 and recorded on December 25. 2014

This conveyance is subject to all matters shown on the Plan of record in Plat Book 2083, Page 59, Register's Office for Davidson County, Tennessee

Improved property known as 807 Kendall Drive, Nashville, Tennessee 37209

The legal description contained herein is the same as that contained in the previous deed of record

WITNESS OUR HANDS this 10 day of December, 2024

Timothy Dilbeck

Caroline Dilbeck

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10 day of December, 2024, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Timothy Dilbeck** and **Caroline Dilbeck**, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed

Notary Public

Commission expires: 4·19·27

RUFFIN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON