Karen Johnson Davidson County
Batch# 1220915 DEEDQC
12/27/2024 12:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241227-0100531

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Derrick Davis, Trustee, et. al. 519 Huckleberry Rd. Nashville, TN 37205	Owner	141 05 0A 125.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Derrick Davis, Trustee of the William S. Dinker 2012 Trust for William S. Dinker, III, dated December 21, 2012, (the "Grantor"), does hereby quitclaim, transfer and convey all of the Grantor's right, title and interest in and to the following described property to (i) Derrick Davis, and his successors in trust, as Trustee of the William S. Dinker 2012 Trust for John Walsh Dinker dated December 21, 2012, as to an undivided fifty percent (50%) interest; and (ii) Derrick Davis, and his successors in trust, as Trustee of the William S. Dinker 2012 Trust for Edward McCullough Dinker dated December 21, 2012, as to an undivided fifty percent (50%) interest (collectively, the "Grantees"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of Avondale Park, Phase 2, Section 2B of record in Plat at Instrument No. 2061103-0116517, 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 Frank Ross Brazil, Trustee of the William S. Dinker 2012 Trust for William S. Dinker, III dated December 21, 2012 by Warranty Deed from Jake W. Garris and Christian A. Garris, Husband and Wife, of record in Instrument No. 20220303-0023982 Register's Office for Davidson County, Tennessee, dated February 14, 2022 and recorded on March 3, 2022. Frank Ross Brazil subsequently resigned as Trustee of the William S. Dinker 2012 Trust for William S. Dinker, III dated December 21, 2012 and Derrick Davis was named successor Trustee. A Certification of Trust reflecting the new Trustee was recorded in Instrument No. 20241227-0100065 Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is property known as 905 Fairdale Court, Nashville, TN 37221.

This Property is conveyed expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

The Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Trustees have executed this instrument this 20th day of December, 2024.

William S. Dinker 2012 Trust for William S. Dinker, III, dated December 21, 2012

By: _____ Trustee
Derrick Davis, Trustee, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Derrick Davis, who upon oath acknowledged that he is the Trustee of the William S. Dinker 2012 Trust for William S. Dinker, III, dated December 21, 2012, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 20th day of December, 2024.

_____
Notary Public

My Commission Expires: 01/11/2026

JASZMINE YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is ~~zero~~ dollars ($~~0.00~~)

_____
Affiant

Subscribed and sworn to before me this 20th day of December, 2024.

_____
Notary Public

My Commission Expires: 01/11/2026

JASZMINE YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Carla Lovell, 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 December 20, 2024.

Carla Lovell

Carla Lovell

12-27-2024

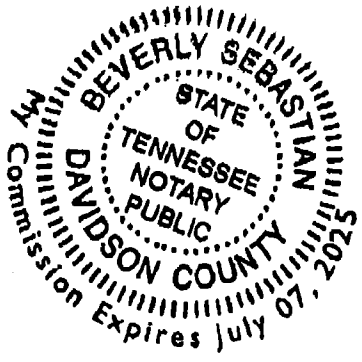
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 27th day of December, 2024.

Notary Public

My Commission Expires: 7/7/25



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