Karen Johnson Davidson County
Batch # 1223132 DEEDQC
01/03/2025 02:26:48 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250103-0000725

This Instrument Prepared By & Return To:

Tim W. Smith, Attorney at Law
P.O. Box 333012
Murfreesboro, Tennessee 37133

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that of the State of Tennessee, STEVE DIETRICH for and in consideration of the sum of Ten Dollars, does hereby bargain, sell, release, remise, quit claim and convey unto MAUREEN BACON all his right, title and interest in and to the following described real estate, situated and being in Goodlettsville, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot Number 74 on the Polan of Laurel Acres Subdivision, as of record in Book 2133, Page 122, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to 1 Public Homes LLC by Substitute Trustee's Deed from LLG Trustee TN LLC, as Substitute Trustee for Michael T. Logan, Trustee, dated November 29, 2023 and filed of record December 6, 2023 in Instrument No. 20231206- 0094288, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Maureen Bacon and Steve Dietrich on 8/7/24. RECORDED # 20240812-0060521

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2508 Mashburn Road, Nashville, Tennessee 37210

IN TESTIMONY WHEREOF I have hereunto set my hand this 16 day of December 2024.

STEVE DIETRICH

STATE OF California
COUNTY OF Los Angeles

BEFORE ME, the undersigned Notary Public in and for the County and State aforesaid, personally appeared STEVE DIETRICH 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.

WITNESS my hand and seal, this 16 day of December, 2024.

VIRGINIA LUJAN AGUIRRE
Notary Public - California
Los Angeles County
Commission # 2343560
My Comm. Expires Jan 31, 2025

Notary Public

My Commission Expires: January 31, 2025

Property Owner: Maureen Bacon
Property Known As: 2508 Mashburn Road, Nashville, Tennessee 37210
Map 119, Group 07 0, Parcel No. 086.00
Mail Tax Notice To: Maureen Bacon, 2508 Mashburn Road, Nashville, Tennessee 37210

THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR SURVEY. TRANSFER MADE PURSUANT TO MARITAL DISSOLUTION AGREEMENT. THIS TRANSFER CONSTITUTES A NON-TAXABLE EXCHANGE PURSUANT TO TENNESSEE CODE ANNOTATED 67-4-409(3)(E).

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information, and belief, the actual consideration for this transfer is $-10-.

Maureen Bacon
Affiant

Subscribed and sworn to before me this 2 day of October 2024.
January 2025

Notary Public

My Commission Expires:

My Commission Expires
July 7, 2027

KENDEL WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY