Karen Johnson Davidson County
Batch# 1236546 DEEDQC
02/12/2025 10:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250212-0010664

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7 DAY OF February, 2025

Notary Public

MY COMMISSION EXPIRES: 3/28/28

(AFFIX SEAL)

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY
J. Trent Lehman, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall M. Dyer	New Owner	133 07 0 097.00
(NAME)	(NAME)	
3310 Colby Drive	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 3711		
(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,

RANDALL M. DYER AND LINDSAY ARIN DYER, N/K/A LINDSAY ARIN CROY

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

RANDALL M. DYER, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL MY INTEREST IN THE FOLLOWING TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in Davidson County, Tennessee, being Lot No. 33, Revised, Parma Heights Subdivision, Section II, of record in Book 2083, Page 71; revising Book 2083, Page 51, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Randall M. Dyer by Deed from Larry Douglas Law, Personal Representative of the Estate of Edna Mazell Drake, deceased, and Larry Douglas Law, Earl L. Law and Karen R. Harrington, devisees under Last Will and Testament of Edna Mazell Drake, deceased, recorded January 11, 2010, of record in Instrument No. 20100111-0002671, Register's Office for Davidson County, Tennessee. The said Lindsay Arin Dyer n/k/a Lindsay Arin Croy joins in this conveyance as to her marital interest in the subject property, if any.

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

This is improved X property, known as 3310 Colby Drive, Nashville, TN 37211 (unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness this 7 day of February, 2025.

Randall M. Dyer

Lindsay Arin Croy
f/k/a Lindsay Arin Dyer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me the undersigned, of the state and county aforementioned, personally appeared Lindsay Arin Croy, 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 _____ day of _____, 2025.

Notary Public
My Commission Exp: _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me the undersigned, of the state and county aforementioned, personally appeared Randall M. Dyer, 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 7 day of Feb, 2025.

JEFFREY S. DAVENPORT JR.
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Exp: 5/13/27

Witness this 7th day of February, 2025.

Randall M. Dyer

Lindsay Arin Croy
f/k/a Lindsay Arin Dyer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me the undersigned, of the state and county aforementioned, personally appeared Lindsay Arin Croy, 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 7th day of February, 2025.

WILLIAMSON COUNTY
BRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC

Notary Public
My Commission Exp: 11/3/25

STATE OF TENNESSEE
COUNTY OF _____

Before me the undersigned, of the state and county aforementioned, personally appeared Randall M. Dyer, 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 _____ day of _____, 2025.

Notary Public
My Commission Exp: _____

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 2/7/25.

Date

Affiant Signature

2/12/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12 day of February, 2025.

Notary's Signature

My Commission Expires: 3/29/28

Date

Notary's Seal (if on paper)

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY