Karen Johnson Davidson County
Batch# 1236546 DEEDQC
02/12/2025 10:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250212-0010665

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 12 DAY OF February, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/28/28

(AFFIX SEAL)

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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
Lindsay Arin Croy	New Owner	133-07-0-09600
(NAME)	(NAME)	
3308 Colby Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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,

LINDSAY ARIN DYER N/K/A LINDSAY ARIN CROY AND RANDALL MATTHEW DYER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL MY RIGHT TITLE AND INTEREST UNTO

LINDSAY ARIN CROY, UNMARRIED,

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:

Being Lot No. 34 on the Plan of Parma Heights, Section II, Revised, of record in Plat Book 2083, Page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lindsay Arin Dyer and Randall Matthew Dyer, wife and husband by Deed dated July 12, 2018 from Nicki Clark, a married woman and Stephanie Clark Cornelius, a married woman, F/K/A Stephanie V.B. Clark, recorded July 19, 2018, in Instrument Number 20180719-0070497, in the Official Records of Davidson County, Tennessee. The said Lindsay Arin Dyer and Randall Matthew Dyer having since divorced. Lindsay Arin Dyer is now known as Lindsay Arin Croy.

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

This *Improved* property is commonly known as: 3308 Colby Drive, Nashville, TN 37211

Witness my/our hand(s) this 7 day of February, 2025.

Lindsay Arin Croy
f/k/a Lindsay Arin Dyer

Randall Matthew 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 7A day of February, 2025.

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 Matthew 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: _____

LT&E File #21775

Witness my/our hand(s) this 7 day of February, 2025.

Lindsay Arin Croy
f/k/a Lindsay Arin Dyer

Randall Matthew 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 Matthew 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: 5/3/27

LT&E File #21775

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)

