EXECUTOR'S QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1242321 DEEDQC
03/03/2025 08:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250303-0015300

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March, 2025.

Notary Public

MY COMMISSION EXPIRES: July 3, 2028

(AFFIX SEAL)

CHARLOTTE ECHETBU NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Manson Johnson Conner, PLLC
1720 West End Avenue, Suite 300 Nashville, TN 37203
(615) 254-1600

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
LaChanta Lampkin, Zuri Walker, and Ian Dinkins		**05808000300**
(NAME)	(NAME)	
4820 Fairmeade Court	Same as New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **IAN DINKINS AS THE EXECUTOR OF THE ESTATE OF RICHARD DINKINS**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVER UNTO **LACHANTA LAMPKIN, ZURI WALKER, AND IAN DINKINS,** HEREINAFTER COLLECTIVELY CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL OF THE ESTATE'S RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Fairmeade Acres, as of record in Book 3700, page 52, Register's Office for said County.

Said Lot No. 17 fronts 174 feet on the northerly side of Fairmeade Court and extends back 309 feet on the easterly line and 368 feet on the westerly line to a dead line in the rear on which it measures 112 feet.

Being the same property conveyed to Richard Dinkins, individual, by Final Divorce Decree in the Fourth Circuit court for Davidson County, Tennessee, of record in Instrument No. 20071128-0137904 in the Registers Office for Davidson County.

This is improved property known as 4820 Fairmeade Court, Nashville Tennessee 37218.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEE AND/OR GRANTOR. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Witness my hand (s) this the 27 day of February 2025.

Ian Dinkins, *Executor of the Estate of Richard Dinkins*

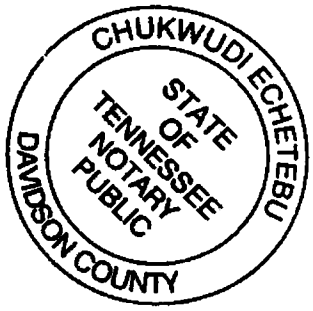
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **IAN DINKINS,** as Executor of the Estate of Richard Dinkins, the within named grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27 day of February 2025.

Notary Public

My Commission Expires: July 3, 2028



Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 02/27/25.

Name: **Jennifer Chandler-Cole**
Title: **Authorized Agent**

Date 02/27/25.

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 02/27/25.

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

