This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

Karen Johnson Davidson County
Batch# 1242653 DEEDQC
03/03/2025 03:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250303-0015824

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Howard P. Dean, Jr. and Jennie W. Dean	(NAME) NEW OWNER	104 04 0 163.00
(STREET ADDRESS) 234 Carellton Drive		
(CITY) (STATE) (ZIP) Gallatin TN 37066	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Dean's Kitchen Center, Inc.,** Grantor, does hereby quitclaim and convey unto **Howard P. Dean, Jr. and wife, Jennie W. Dean**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

Being Lot 12 in Margaret R. Shields Subdivision of Lots Nos. 5 and 6 of the O.B. Hayes Plan of Lots, as of record in Book 57, page 33, Register's Office for said County.

Said Lot No. 12 fronts 43-1/2 feet on the westerly side of Belmont, now 16th Avenue South, and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Dean's Kitchen Center, Inc., from Marion R. Thomas, Sr. and wife, Grace H. Thomas, by Warranty Deed dated March 20, 1974, filed of record on March 21, 1974, in Book 4798, page 142, Register's Office for Davidson County, Tennessee.

The signature of Howard P. Dean, Jr., as sole shareholder, for Dean's Kitchen Center, Inc. is signed by his duly appointed Attorney-in-Fact, Jennie W. Dean, pursuant to the Power of Attorney recorded in Instrument No. _____ 202503030015823, Register's Office for Davidson County, Tennessee.

Jennie W. Dean joins in this conveyance to convey any interest that she may have in the property, including but not limited to any marital interest.

The property is commonly known as: 1023 16th Avenue S, Nashville, TN 37212

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration for this transfer is $-0-

Subscribed and sworn to before me this the 3 day of March, 2025.

Jennie W. Dean
Affiant

My commission expires: 09/23/2025
(Affix Seal)

Rachel L. Dudley
Notary Public

RACHEL L. DUDLEY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Witness my hand this 3 day of March, 2025.

Dean's Kitchen Center, Inc.

Howard P. Dean, Jr.

Howard P. Dean, Jr., sole shareholder

BY: Jennie W. Dean, his Attorney-in-Fact

Jennie W. Dean AIF

Dean's Kitchen Center, Inc.

Jennie W. Dean

Jennie W. Dean

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, Jennie W. Dean with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, on oath, acknowledged such person to be the Attorney-in-Fact for Howard P. Dean, Jr., as sole shareholder of Dean's Kitchen Center, Inc., the within-named bargainor, a Tennessee corporation, and that such Jennie W. Dean as such Attorney-in-Fact executed the within instrument for the purposes therein contained, by personally signing the name of Howard P. Dean, Jr. as sole shareholder of Dean's Kitchen Center, Inc.

WITNESS my hand and official seal of office, this 3rd day of March 2025.

My Commission Expires: 09/23/25

Notary Public

RACHEL L. DUDLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

On this 3rd day of February, 2025, before me personally appeared Jennie W. Dean, to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/free act and deed.

Witness my hand and official seal this 3rd day of ~~February~~ March, 2025.

09/23/2025
My Commission Expires:

Notary Public

RACHEL L. DUDLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 3/3/25 (date of document).

Affiant Signature

3/3/25

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 3rd day of March, 20 25.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202503030015824