Karen Johnson Davidson County
Batch# 1246093 DEEDQC
03/14/2025 09:12:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250314-0018711

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
In the Cards Community Property Trust 604 Starlit Road Nashville, Tennessee 37205	Same	102 16 0 025.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, William S. Dinker and wife, Jeanne W. Dinker (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to William S. Dinker and Jeanne W. Dinker, Co-Trustees, and their successors in trust, of the In the Cards Community Property Trust dated March 11, 2025, a Tennessee Community Property Trust (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 240 on the Plan of Hillwood Estates, Section 10, as of record in Book 2331, Pages 95 & 96, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William S. Dinker and wife, Jeanne W. Dinker, by deed from Estate of Yvonne Warren Lashlee, by Sarah Elizabeth Lashlee, executrix, of record in Book 8034, Page 349, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property located at 604 Starlit Road, Nashville, Tennessee 37205.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the In the Cards Community Property Trust dated March 11, 2025, a Tennessee Community Property Trust, as community property, and to dissolve the tenancy by the entirety interest of William S. Dinker and wife, Jeanne W. Dinker, pursuant to T.C.A § 35-17-105(a).

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 11th day of March, 2025.

William S. Dinker, Grantor

Jeanne W. Dinker, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared William S. Dinker, Grantor, the within named bargainor, 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 seal at office in Nashville, Tennessee, this 11th day of March, 2025.

Carla L Lovell
Notary Public

My Commission Expires: 5-8-2028

CARLA L. LOVELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 8, 2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Jeanne W. Dinker, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 11th day of March, 2025.

Carla L Lovell
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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

William S. Dinker, Affiant

Subscribed and sworn to before me this 11th day of March, 2025.

Carla L Lovell
Notary Public

My Commission Expires: 5-8-2028

CARLA L. LOVELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 8, 2028

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, 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 March 11, 2025.

Carla L Lovell
Carla L. Lovell

3-11-2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 11 day of March, 2025.

Erica L Martin
Notary Public

My Commission Expires: 07.07.2025



NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE