QUITCLAIM DEED

Karen Johnson Batch # 1289047 06/24/2025 08 28 46 AM Fees $17 00 Taxes $0 00 20250624-0049360	Davidson County DEEDQC 3 pgs

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Mary Jane Dewey
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JUNE, 2025

NOTARY PUBLIC

MY COMMISSION EXPIRES 4.19.27

RUFFIN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

The Law Office of S Ruffin Craig, Jr., PLLC
750 Old Hickory Blvd
Bldg. Two, Suite 150
Brentwood, Tennessee 37027

This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Mary Jane Dewey, Trustee of the Mary Jane Dewey Revocable Trust	New Owner	30-124
(NAME) 806 Fairoaks Dr	(NAME)	
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0 00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Mary Jane Dewey, ("Grantor")**, does hereby release, quit claim and convey unto **Mary Jane Dewey, Trustee of the Mary Jane Dewey Revocable Trust U/A dated June 5, 2025, ("Grantee")**, all of Grantor's interest in and to a certain tract or parcel of real estate located in Davidson County, Tennessee, described as follows to wit

Tract I

A tract of land in the 14th Civil District of said county, being a part of various tracts conveyed to Ezell Dickerson and wife by deed from Grady Proctor and wife, and being part of the property conveyed to said Grady Proctor by deed from Roy Haskin and wife of record in Book 1283. Page 494, Register's Office for said county and described according to a survey thereof made in August, 1945, by John Setters, surveyor, as follows beginning at a point in the easterly margin of Old Hickory Boulevard, 207 5 feet more or less north of the north margin of Tennessee State Highway No 112, being the northwest corner of the Carney 61-acre lot, thence, along Carney's north line North 62 5 degrees East 139 feet to Carney's northeast corner; then

leaving Carney's line North 2-3/4 West 40 feet, thence North 52 degrees East 530 feet to a Beech tree, thence, North 33 degrees East 330 feet, thence North 2-1/2 degrees East 330 feet to a White Oak opposite the Easterly margin of Old Hickory Boulevard, thence, South 74 degrees West to the easterly margin of Old Hickory Boulevard, thence, with the margin of the same Southwesterly around a curve to the point of beginning

Being the same property conveyed to Frederick E Takacs and Mary Jane Dewey, both unmarried, as tenants in common with rights of survivorship by deed from Charles Ricky Dickerson, married, recorded on July 2, 2004 in Instrument No 20040702-0078839, Register's Office for Davidson County, Tennessee Frederick E. Takacs having died on October 3, 2020

Tract II

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller Engineers dated May 23, 1957, as follows

Beginning at a point in the southerly margin of Old Hickory Boulevard at the northeast corner of the property conveyed to Sarah J Dickerson by deed of record in Book 1109, Page 198, thence, along her line, South 19 degrees East 85 feet to a fence post, being the northwest corner of the property conveyed to Felix Dickerson by deed of record in Book 2649, Page 341, thence, along his northerly line, as follows North 85 degrees 12 minutes East 200.5 feet to a point, thence south 87 degrees 35 minutes East 96 feet to a point, thence North 88 degrees East 52.5 feet to a 15-inch Red Oak, thence North 59 degrees 9 minutes East 176 feet to a fence post, being the southwest corner of the property conveyed to Margaret Dickerson by deed of record in Book 2864, Page 321, thence, along her line, North 20 degrees 6 minutes West 143 feet to a point in the southerly margin of Old Hickory Boulevard, thence, with the southerly margin of the same, South 72 degrees 30 minutes West 250 5 feet to a point, and South 67 degrees West 254 feet to the point of beginning

Being the same property conveyed to Frederick E Takacs and Mary Jane Dewey, both unmarried, as tenants in common with rights of survivorship by deed from Charles Ricky Dickerson, married, recorded on July 2, 2004 in Instrument No 20040702-0078839, Register's Office for Davidson County, Tennessee Frederick E Takacs having died on October 3, 2020

Tract III

Land in Davidson County, Tennessee, being Lot No 7 on the Plan of Felix Dickerson Subdivision, Not of Record, described according to a survey of Ralph Lambert and Son, Surveyors, as follows Beginning at a point in the southerly margin of Old Hickory Boulevard, the common corners of Lots 6 and 7, thence with the line between said lots South 5 degrees 40 minutes East 672 6 feet to a point in the common rear corner of Lots 6 and 7, thence South 61 degrees West 60 0 feet to a point, thence South 59 degrees West 211 feet to a point, the southwest corner of the herein described tract, thence North 2 degrees 39 minutes West 318 4 feet to a point, thence North 46 degrees East 211 feet to a point, thence North 4 degrees West 184 feet to a point in the southerly margin of Old Hickory Boulevard, thence Easterly with the said road, 250 feet to the point of beginning, containing 3.04 acres

Being the same property conveyed to Frederick E Takacs and Mary Jane Dewey, both unmarried, as tenants in common with rights of survivorship by deed from Charles Ricky Dickerson, married, recorded on July 2, 2004 in Instrument No 20040702-0078839, Register's Office for Davidson County, Tennessee Frederick E Takacs having died on October 3, 2020

THIS conveyance is subject to any and all zoning regulation, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property

Improved property known as 6434 Old Hickory Blvd., White's Creek, TN 37189

The legal description contained herein is the same as that contained in the previous deed of record.

WITNESS MY HAND this 5th day of June, 2025.

Mary Jane Dewey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 5 day of June, 2025, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mary Jane Dewey**, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed

Notary Public

Commission expires. 4.19.27

RUFFIN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON