THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

Karen Johnson Davidson County
Batch# 1306371 DEEDQC
08/06/2025 10:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250806-0062406

**STATE OF TEXAS**
**COUNTY OF** Polk

The actual consideration or value whichever is greater, for this transfer is **$0.00.**

Subscribed and sworn to before me this 28th day of July, 2025.

Traci Dennison
**Notary Public**

Barbara & Curtis Dickens
**Affiant**

**My Commission Expires:** 05/15/2027

## QUITCLAIM DEED

| Address New Owners | Send Tax Bills To: | Map-Parcel |
|---|---|---|
| Matthew Bounds<br>Lindsey Bounds<br>3712 Huntingboro Trail<br>Antioch, TN 37013 | Same as new owner. | 150 120 A 00200 |

**FOR AND IN CONSIDERATION** of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CURTIS DICKENS and BARBARA DICKENS, Husband and Wife**, by these presents do hereby quitclaim and convey unto **MATTHEW BOUNDS and LINDSEY BOUNDS, Husband and Wife**, and their successors, heirs, and assigns, all their rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee and being more particularly described as follows:

BEING Lot No. 605, on the Plan of Phase II, Somerset, as shown by plat of record in Plat Book 6900, Page 734, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Curtis Dickens and Barbara Dickens, husband and wife, dated May 9, 2025 of record in Instrument No. 20250509-0036692, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit of record in Instrument No. 20250603-0043651, Register's Office for said County.

This conveyance is subject to: (1) any and all restrictions and easements; (2) zoning regulations, (3) taxes that have been assumed by the Grantee herein.

TRACI DENNISON
Notary Public, State of Texas
Notary ID# 13022924-2
My Commission Expires 05-15-2027

Witness our hands this 28th day of July, 2025, the bargaining parties, having caused our names to be signed hereto on said day and date.

**CURTIS DICKENS**

**BARBARA DICKENS**

*THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.*

STATE OF Texas

COUNTY OF Polk

Personally appeared before me, Traci Dennison, a Notary Public in and for said County and State, **CURTIS DICKENS and BARBARA DICKENS**, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Curtis Dickens, Barbara Dickens, this the 28th day of July, 2025.

**NOTARY PUBLIC**

My Commission Expires: 05/15/2027

TRACI DENNISON
Notary Public, State of Texas
Notary ID# 13022924-2
My Commission Expires 05-15-2027

## CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **7/28/2025** [DATE].

**AFFIANT SIGNATURE**

**7/28/2025**
**DATE**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Sworn to and subscribed before me on this the **28th** day of **July**, 2025.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

