Karen Johnson Davidson County
Batch# 1328474 DEEDQC
09/30/2025 03:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250930-0077829

The information contained herein was provided to the preparer by the grantors named herein. This instrument was prepared without the benefit of a title examination. The preparer has made no determination as to the status of title or the correctness of the information contained herein.

Prepared By & Return To:
Sutherland Law Office
879 GreenLea Blvd Ste 102
Gallatin, TN 37066
(615) 824-7059

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Affiant

DEVON J SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me, this 30 day of September, 2025.

Notary Public
My commission expires: 8/1/2029

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ronnie E. Smith, et ux 604 Wallace Dr Goodlettsville, TN 37072	New Owner	Parcel 25-12

QUITCLAIM DEED

For a consideration of TEN ($10.00) Dollars cash in hand paid, the receipt and sufficiency whereof is hereby acknowledged, I, **E. Dianne Bellar (Grantor)**, by these presents, do hereby quitclaim and convey unto **Ronnie E. Smith and wife, Karen E. Smith (Grantees)**, all of my rights, title and interest in and to the following tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows:

Being Lot 2 Clark Place as shown by plat of record in Plat Book 1835, Page 78 in the Register's Office for Davidson County, Tennessee, and being further described as follows:

BEGINNING at a point in the easterly margin of Dickerson Road at the corner of Lots 1 and 2, thence with the line between said Lots, easterly 210 feet to a point; thence northerly 86.3 feet to the southerly margin of Cima Drive; thence with the margin of the same, westerly 161.03 feet to the beginning of a curve; thence around said curve, southwesterly 39.27 feet to the easterly margin of Dickerson Road; thence with the margin of the same, southerly 90 feet to the point of beginning.

BEING the same property conveyed to Cathy Lynn Jones by Warranty Deed from Louis R. Long and wife, Dorothy C. Long, dated October 27, 1993 and recorded in Book 9157, Page 31, Register's Office for Davidson County, Tennessee.

Cathy L. Jones having since died , testate, on 01/27/2013 and by terms of her Last Will and Testament , the same being admitted to Probate in the Seventh Circuit court of Davidson County, Tennessee in Case

No. 13P385, devised her real property to E. Dianne Bellar. Said Last Will and Testament establishing Muniment of Title is recorded in Instrument Number 20250909-0072023, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

This is improved property, known as: 800 Dickerson Road; Goodlettsville, TN 37072

Witness ~~my~~ hand this 30 day of September, 2025.

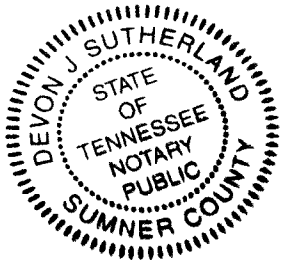
E. Dianne Bellar

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public for the above county and state, appeared **E. Dianne Bellar,** personally known to me to be the person(s) described or who proved with satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, and seal, this the 30 day of September, 2025.

Notary Public
My Commission Expires: 8/1/2029



Certificate of Authenticity

I, **Devon J. Sutherland**, do hereby make oath that I am a licensed attorney and 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 9/30/25.

Date

Affiant Signature

9/30/25

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 30th day of September, 2025.

Notary's Signature

My Commission Expires: 9/27/26

Date

Notary's Seal (if on paper)

