Karen Johnson Davidson County
Batch# 1339025 DEEDQC
10/28/2025 11:54:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251028-0085687

This Instrument Was Prepared By:
Casey W. Riggs
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

Barry Lewis Dyer, Affiant

Subscribed and sworn to before me this 23rd day of October, 2025.

Notary Public
My Commission Expires: 03/06/29

BREAUNA N MURPHY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2029

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Barry Lewis Dyer, Co-Trustee Katharin Sewell Dyer, Co-Trustee 520 Westview Avenue Nashville, TN 37205	Same	11615008100

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Barry L. Dyer and wife Katharin S. Dyer,** the "**Grantors**", do hereby convey and quitclaim unto **Barry Lewis Dyer and Katharin Sewell Dyer, Co-Trustees of the Dyer Family 2020 CP Trust dated September 18, 2020, as amended**, a trust, the "**Grantee**", all of Grantors' interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantors, this the 23rd day of October, 2025.

Barry L. Dyer

Katharin S. Dyer

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Breauna N. Murphy, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Barry L. Dyer and Katharin S. Dyer, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 23rd day of October, 2025.

BREAUNA N MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2029

Notary Public

My Commission Expires: 03/06/29

EXHIBIT A

Land in Davidson County, Tennessee, being Lot 24, BLOCK 9, PLAT OF A RE-SUBDIVISION OF PART OF ROYAL OAKS SUBDIVISION, as shown on plat of record in Plat Book 547, Page 167, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Barry L. Dyer and wife Katharin S. Dyer, by Warranty Deed from Warren R. Dunn and wife Michelle S. Dunn, of record in Instrument No. 20130703-0069203 dated June 28, 2013, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as 520 Westview Avenue, Nashville, Tennessee 37205.

This legal description is the same as from the previous deed of record.

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

Tennessee Certification of Electronic Document

I, Casey W. Riggs, 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 October 23, 2025 (date of document).

Affiant Signature

10/28/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28th day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 03/06/29

NOTARY'S SEAL

