THIS INSTRUMENT PREPARED
FROM INFORMATION SUPPLIED BY
THE PARTIES WITHOUT A TITLE
SEARCH
G Philip Anderson
Attorney at Law
5110 Maryland Way
Suite 120
Brentwood, TN 37027
615/377-9370

Karen Johnson
Batch # 1352905
12/02/2025 02 58 29 PM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20251202-0095547

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is none

Affiant

Sworn to and subscribed before me this 1st day of DECEMBER 2025

Notary Public

My Commission Expires
11·8·2027

G PHILIP ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owners As Follows·	Send Tax Bills To	Map & Parcel No
Mike Dobbs and Nancy Dobbs J/T/W/R/O/S 104 Sunset Island Trail Gallatin, TN 37066	Same	133-06-0 242 00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars and 00/100 ($10 00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **MIKE DOBBS,** hereby quitclaims unto **MIKE DOBBS AND NANCY DOBBS,** husband and wife, as joint tenants with right of survivorship, all the interest he may possess in the following parcel of land located in Davidson County, Tennessee

and more particularly described on Exhibit A, attached hereto and incorporated herein as if copied verbatim

Being the same property conveyed to **MIKE DOBBS** by FINAL DECREE CONFIRMING SALE from the Metropolitan Government of Nashville and Davidson County in the Chancery Court of Davidson County, Tax Civil Action, Docket Number 03-729-II, of record on February 18, 2004 as Instrument Number 20040218-0018944 RODC and ORDER GRANTING PETITIONER'S MOTION FOR DEFAULT JUDGMENT TO QUIET TITLE, Chancery Court for Davidson County, Docket Number 05-759-III, dated July 8, 2005, of record August 4, 2005 as Instrument Number 20050804-0091552 RODC

This is improved property located at 403 Allied Drive, Nashville, Tennessee, 37204

This conveyance is made for the express purpose of creating an estate by the entirety with a right of survivorship in and to the above-described property in the said Grantees, **MIKE DOBBS and NANCY DOBBS,** husband and wife, so that the entire property, upon the death of either, will go to the other

IN WITNESS WHEREOF, MIKE DOBBS has executed this Quitclaim Deed as of the 1 day of DEC 2025

MIKE DOBBS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MIKE DOBBS,** 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 purpose therein contained

Witness my hand this 1st day of DECEMBER, 2025.

PHILIP ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

My Commission Expires
11.8.2027

EXHIBIT A

LEGAL DESCRIPTION

Land in the 6th Civil District of Davidson County, Tennessee, being part of the John R Ozier 121.97 acre tract and described according to a Mortgage Loan Inspection by John Kohl, III, Tennessee Registered Land Surveyor, No 100, dated May 2, 1996, as follows

Beginning at a point in the southerly margin of Allied Drive, said point being the northwest corner of the property conveyed to the Parman Corporation by deed of correction from W P Sanford, as of record in Book 4068, page 659, Register's Office for Davidson County, Tennessee, thence along the southerly margin of Allied Drive South 64 degrees 49 minutes west, a distance of 100 feet to a point, thence South 25 degrees 11 minutes East a distance of 230 feet to a point, thence, North 64 degrees 49 minutes East a distance of 92.89 feet to a point, thence North 64 degrees 36 seconds west, 95 25 feet to a point, thence North 25 degrees 11 minutes West a distance of 135 feet to the point of beginning