QUITCLAIM DEED

Karen Johnson
Batch # 1388090
03/04/2026 11:56:57 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260304-0017298

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS **$0.00.**

Peggy Dyer
Affiant

Subscribed and sworn to before me this 20th day of February, 2026.

Notary Public
My Commission expires: March 4, 2028
(affix seal)

KRISTAL HALL BOONE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY: Boone Law, PLLC, Kristal Hall Boone, 750 Old Hickory Blvd. Bldg. 2, STE 150, Brentwood, TN 37027		
NEW OWNER(S):	**SEND TAX BILLS TO:**	**MAP, GROUP & PARCEL NO.:**
Lyder W. Dyer and Peggy A. Dyer, Trustees of the Dyer Family Trust dated February 20, 2026	Lyder W. Dyer and Peggy A. Dyer, Trustees of the Dyer Family Trust dated February 20, 2026	043-02 33.01
1004 Pierce Rd.	1004 Pierce Rd.	
Madison, TN 37115	Madison, TN 37115	

KNOW ALL MEN BY THESE PRESENTS that **Lyder Dyer and wife, Peggy Dyer**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto **Lyder W. Dyer and Peggy A. Dyer, Trustees of the Dyer Family Trust Dated February 20, 2026,** their heirs and assigns, their entire right, title and interest in and to a certain tract of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows:

Land in Davidson County, Tennessee, being the South 90 feet of the North 180 feet of the West 225 feet of Lot No. 29 on the Map of Dixie Pure Food Company's Subdivision of record in Book 161, Page 113, as revised in Book 332, Page 51, as further revised in Plat Book 843, Page 52, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey by Hickerson, Adams and Johnson, dated January 11, 1963, as follows:

BEGINNING at a point in the easterly margin of Pierce Avenue, 90.0 feet south of the southeast corner of Pierce Avenue and Park Avenue, the southwest corner of the property conveyed to Jack J. White and wife, by deed from Glen H. Byers and wife, of record in Book 3407, Page 98, said Register's Office, and the northwest corner of the subject tract; thence with White's southerly line, South 89 deg. 31' East 225.0 feet to an iron pin, White's southwest corner and the northeast corner of

subject tract; thence south 1 deg. 00' East 90.0 feet to an iron pin in Robert Mayo's line; thence with the line between subject tract and Mayo's line, North 89 deg. 31' West 225.0 feet to an iron pin in the easterly margin of Pierce Avenue, the southwest corner of the subject tract; thence with the margin of said Pierce Avenue, North 1 deg. 00' West 90.0 feet to the point of beginning.

BEING the same property conveyed to Lyder Dyer and wife, Peggy Dyer, from Raymond H. Becker and Carloyn B. Becker by Warranty Deed dated August 9, 1995, recorded in Book 9765, Page 182, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This quitclaim deed was prepared solely upon information provided by the party and no title examination or research was requested of or conducted by the preparer thereof.

This is improved property known as: **1004 Pierce Road (a/k/a 1004 Pierce Avenue) Madison, TN 37115.**

WITNESS my hand this 20th day of Feb., 2026.

Lyder Dyer

Lyder Dyer

Peggy Dyer

Peggy Dyer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and Notarial Seal this 20th day of February, 2026.

KRISTAL HALL BOONE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Kristal Hall Boone

Notary Public

My Commission expires: March 4, 2028