Davidson County DEEDQC
Recvd: 02/24/14 14:13 4 pgs
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20140224-0015674

Commitment Number: 14296489

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This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
Paul D. Dixon, 5048 Stillwood Drive, Nashville, TN 37220

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 14611010900

QUITCLAIM DEED

EXEMPT: Deed adjusting property rights between divorcing parties Section 67-4-409(E)

Paul D. Dixon and **Mary C. Ruty**, divorced from each other and not remarried, hereinafter grantors, whose tax-mailing address is **5048 Stillwood Drive Nashville, TN 37220**, pursuant to their divorce decree in consideration paid, grant and quitclaim to **Paul D. Dixon**, hereinafter grantee, whose tax mailing address is **5048 Stillwood Drive, Nashville, TN 37220**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot No. 172 on the plan of Section One, revised, Crieve Hall Estates, of record in Book 1835, Pages 122, 123 and 124, Register's Office for Davidson County, Tennessee.

TAX ID: 14611010900

Being that parcel of land conveyed to Paul D. Dixon and wife, Mary C. Ruty from Paul Glenn Pike and wife, Lori Romaine Pike by that deed dated 6/28/1996 and recorded 7/3/1996 in deed book 10110, at page 39 of the Davidson County, TN public registry.

Property Address is: 5048 Stillwood Drive, Nashville, TN 37220

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Prior instrument reference: **Official Records Book 10110, Page 39**

Executed by the undersigned on January 15th, 2014:

Paul D. Dixon

Mary C. Ruty

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on January 15th, 2014 by **Paul D. Dixon** and **Mary C. Ruty** who are personally known to me or have produced _____ as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Maximum principal indebtedness for Tennessee recording tax purposes is $ N/A .
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 10.00 , which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 18th day of January , 2014 .

Affiant

Paul D. Dixon
Print Name

(Seal)

Notary Public

My commission expires:
2/28/2016

Print Name

Certificate of Authenticity

I, Stephanie Briere do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Florida

County of St Lucie

Personally appeared before me, Christina Rawlings, a notary public for this county and state, Stephanie Briere who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTINA K. RAWLINGS
Notary Public - State of Florida
My Comm. Expires Mar 2, 2016
Commission # EE 171862
Bonded Through National Notary Assn.

Notary's Signature

My Commission Expires:_____.

Notary's Seal (If on paper)