Davidson County DEEDQC
Recvd: 04/24/14 12:25 5 pgs
Fees:27.00 Taxes:0.00
20140424-0034550

1799321?

QUITCLAIM DEED

THIS DEED OF CONVEYANCE made and entered into on this 27 day of March, 2014, by and between **Matthew W. Dixon, an unmarried man, and Michael W. Dixon and Heather Dixon, husband and wife,** hereinafter known and referred to as **GRANTORS**, and **Matthew W. Dixon, an unmarried man,** whose tax mailing address is 5901 New Hope Court, Hermitage, Tennessee 37076, hereinafter known and referred to as **GRANTEE;**

W I T N E S S E T H :

For and in consideration of the sum of **$10.00**, cash in hand paid by Grantee to Grantors, the receipt of all of which is hereby acknowledged, the Grantors have bargained, sold, aliened, and conveyed, and do by these presents quitclaim unto the Grantee, and unto his or her heirs and assigns forever, a certain tract of real estate more fully described as follows:

Being Lot No. 166 on the Plan of Lark Park, Section 5, as of record in Book 4660, Page 198, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same parcel conveyed to Matthew W. Dixon and Michael W. Dixon from Allen D. Neff, by virtue of a Deed dated 4/15/05, recorded 4/20/05, in Deed as Instrument No. 20050420-0043921 County of Davidson, State of Tennessee.

Assessor's Parcel No: 098-05-0-048-00

IN TESTIMONY WHEREOF, witness the hand of the Grantors herein, all on this the day and year first above written.

Matthew W. Dixon

Michael W. Dixon

Heather Dixon

STATE OF TENNESSEE)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 27th day of March, 2014, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by Matthew W. Dixon.

Dawn Jubeck
Notary Public
My Commission Expires: 9-11-17

DAWN JUBECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 27th day of March, 2014, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by Michael W. Dixon and Heather Dixon.

Dawn Jubeck
Notary Public
My Commission Expires: 9-11-17

DAWN JUBECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

IN THIS OATH OF VALUE, I, or we, as Grantor (s) hereby swear or affirm that the actual consideration for this transfer is $10.00, to the best of Grantors' knowledge, information and belief.

Matthew W. Dixon

Michael W. Dixon

Heather Dixon

STATE OF TENNESSEE)
)
Davidson COUNTY)

The undersigned, a Notary Public, does certify that on this 27th day of March, 2014, the foregoing Oath of Value was produced to me and was sworn to, acknowledged and delivered by Matthew W. Dixon.

Notary Public
My Commission Expires: 9-11-17

DAWN JUBECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
Davidson COUNTY)

The undersigned, a Notary Public, does certify that on this 27th day of March, 2014, the foregoing Oath of Value was produced to me and was sworn to, acknowledged and delivered by Michael W. Dixon and Heather Dixon.

Notary Public
My Commission Expires: 9-11-17

DAWN JUBECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
Matthew W. Dixon
5901 New Hope Court
Hermitage, Tennessee 37076

Property Owner and Address:
Matthew W. Dixon
5901 New Hope Court
Hermitage, Tennessee 37076

This instrument prepared without title examination by:
JOHN E. NORMAN, ESQ.
333 West Vine Street, Suite 207
Lexington, KY 40503
(859) 252-1690

True Copy Certification

I, David Bagwell, 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.

David Bagwell
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Ronna L Tate, a notary public for this county and state, DAVID BAGWELL who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ronna L Tate
Notary's Signature

My Commission Expires: 5/10/16
Notary' Seal (if on paper)

NOTARIAL SEAL
RONNA L TATE
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires May 10, 2016