QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20150106546 DEEDQC
Recvd: 12/17/15 10:36 2 pgs
Fees:12.00 Taxes:0.00
20151217-0126929

R-VRES-15-1620-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/8/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael E. Dixon	**New Owner**	
(NAME)	(NAME)	
1620 Eastside Ave.		**094-02-0-030.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Stephanie Strickland,** a married woman, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Michael E. Dixon, Billie Jean Henderson, Tommy M. Dixon, Tracy Lynn Dixon, Jason Bradley Dixon, and Jeffrey Scott Dixon**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 285 on the Plan of Edgefield Land Company's First Subdivision of record in Plat Book 57, Page 130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Margaret J. Hickey by Cash Deed for Tennessee from Mel Martinez, Secretary of Housing and Urban Development of Washington, D.C., recorded as Instrument No. 20030602-0074485, Register's Office for Davidson County, Tennessee, dated May 19, 2003 and recorded on June 02, 2003.

Being the same property conveyed to Michael E. Dixon, married, by Quitclaim Deed from Margaret J. Hickey, married, of record as Instrument No. 20080822-0086329, Register's Office for Davidson County, Tennessee, dated August 21, 2008 and recorded on August 22, 2008.

Further being the same property conveyed to Margaret J. Hickey, reserving a life estate in Michael E. Dixon by Quitclaim deed from Michael E. Dixon of record in Instrument No. 20081210-0118972 Register's Office for Davidson County, Tennessee, dated December 09, 2008 and recorded on December 10, 2008.

The said Margaret Jean Hickey having since died January 26, 2011, her estate was administered through Davidson County Probate Docket No. 11P334. Said property vested in the heirs at law of the said Margaret J. Hickey, as described in the Affidavit of Heirship recorded as Instrument No. 20110224-0015075, in the Register's Office for Davidson County, Tennessee.

The said Stephanie Strickland is one and the same as Stephanie Dixon, and said Stephanie Strickland does further state that said property was never her principal marital residence.

This is **improved** property known as: **1620 Eastside Avenue, Nashville, Tennessee 37206**.

Witness my hand this the 30TH day of November, 2015.

Stephanie Strickland
Stephanie Strickland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHANIE STRICKLAND, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30TH day of November, 2015.

Notary Public

My Commission Expires: May 19TH, 2019

JUSTIN ALAN GYALOG
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212