THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, Tennessee 37215

No title search was performed in the preparation of this Quitclaim Deed.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 27 day of June, 2018.

Notary Public

My Commission Expires:

Bill Garrett Davidson County
Batch# 113287 DEEDQC
07/09/2018 09:23:16 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180709-0065810

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17 2020

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
J & K Dotson Family Trust 7229 River Bend Rd. Nashville, TN 37221	New Owner	141120C08700C0

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **James Dotson and wife, Katie Dotson,** (hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey unto **James A. Dotson and Katie N. Dotson, Trustees of the J & K Dotson Family Trust dated 11/25/2017,** their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson County, State of Tennessee, and more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT. NO. 87 ON THE PLAN OF RIVER BEND, AS OF RECORD IN PLAT BOOK 6900, PAGES 504 AND 505, AMENDED BY SURVERYOR'S CERTIFICATED OF CORRECTION OF RECORD IN BOOK 7465, PAGE 833, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to James Dotson and wife, Katie Dotson (formerly known as Katie Freeman), by deed from James Dotson, unmarried and Katie Freeman, unmarried, of record in Instrument No. 20140224-0015324, said Register's Office.

This is improved property known as 7229 River Bend Rd., Nashville, TN 37221.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2018 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27 day of June, 2018.

James Dotson

Katie Dotson

Katie Dotson

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named James Dotson and Katie Dotson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of June, 2018.

Notary Public

My Commission Expires: _____

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2020