THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 16th day of November, 2018.

My Commission Expires: 11-23-20

NOTARY PUBLIC

A. SCOTT HUBBARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owners as Follows:

Bryce William Dixon, Trustee
Rachel Eva Dixon, Trustee
5330 Stanford Drive
Nashville, TN 37215

Send Tax Bills To:

New Owner

Map-Parcel:

131-13-026

QUITCLAIM DEED

In consideration of ten and NO/100 dollars ($10.00), and other good and valuable consideration, **Bryce William Dixon and wife, Rachel Eva Dixon,** hereby quitclaims and conveys all of his/her undivided right, title and interest to the hereinafter described property to **Bryce William Dixon and wife, Rachel Eva Dixon, as Trustees of The Dixon Family Trust u/a/d November 8, 2018,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on Stanford and Criswell's revised Plan of Westwood as of record in Book 974, page 14, Register's Office for Davidson County.

Said Lot No. 10 fronts 200 feet on the easterly side of Stanford Drive and runs back between lines 560 feet, more or less, on the northerly line and 500 feet, more or less, on the southerly line to a dead line in the rear on which it measures 290 feet.

Being the same property conveyed to Bryce William Dixon and wife, Rachel Eva Dixon by Warranty Deed from Martha W. Porter, a widow, of record in Book 9140, Page 197, dated November 1, 1995, Register's Office for Davidson County, Tennessee.

Being known as 5330 Stanford Drive, Nashville, TN 37215

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee. This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said party hereto have hereunto set their signature on this the 8 day of November, 2018.

Karen Y Johnson Davidson County
Batch# 162245 DEEDQC
11/19/2018 11:12:06 AM 1 pg
Fees: $12.00 Taxes: $0.00
20181119-0113602

Bryce William Dixon

Rachel Eva Dixon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Bryce William Dixon and Rachel Eva Dixon,** with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 8 day of November, 2018.

Notary Public

My Commission Expires:

RUSSELL J. McCANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JUNE 12, 2021