Karen Johnson Davidson County
Batch# 186758 DEEDQC
01/22/2019 01:19:36 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190122-0006128

This Instrument Prepared
by Grantor:
Julie Dotson
1826 Bronwyn Court
Brentwood, TN 37027

Transfer Tax: $_____

QUITCLAIM DEED

Property Address: 513 Macfie Court, Madison, TN 37115
Parcel ID Number: 034-13-0-263.00

WITNESSETH: For no consideration, and in order to change the form of holding title only, **JULIE DOTSON, MARRIED,** (hereinafter referred to as Grantor), whose mailing address is 1826 Bronwyn Court, Brentwood, TN 37027, does now hereby remise, release and forever **QUITCLAIM** any and all interest she may have in said real property, described below situated in the County of Davidson, in the State of Tennessee **subject to** all taxes, covenants, conditions, reservations, assessments, restrictions, mortgages, liens, rights of way and easements of record, of whatsoever kind and nature to:

DON PAUL WATERN II, AS TRUSTEE
OR THE SUCCESSOR TRUSTEES UNDER
MACFIE TRUST,
DATED DECEMBER 27, 2018
(hereinafter referred to as Grantee) whose mailing address is
8084 Remington Drive, Dayton, OH 45415

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. 180-A on the Plan of Zone Lot Division of All Lots of Phase One, Cedar Bluff Subdivision of record in Plat Book 5200, Page 610 and amending in Plat Book 6250, Pages 836 and 837, 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 Julie Dotson, married, the Grantor herein, by Warranty Deed dated February 28, 2018 from Joann R. Rieck,

unmarried, filed for record on March 1, 2018 as Instrument Number 20180301-0019466, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

• Taxes for the current year and subsequent years, which the Grantee hereby assumes and agrees to pay.
• Subject to all matters shown on the Plan of record in Plat Book 6250, Page(s) 536 and 837 and amending in Book 5200, Page 610, Register's Office for Davidson County, Tennessee.
• Restrictions of record in Book 5039, Page 484, in the Register's Office for Davidson County. Tennessee, but omitting any restriction, if any. based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
• TVA Line Easement of record in Book 3281, Page 39, in the Register's Office for Davidson County, Tennessee.
• Sewer Line Easement of record in Book 4878, Page 142, Book 4901, Page 341 and Book 5116, Page 352, in the Register's Office for Davidson County, Tennessee.
• Easement to Madison Suburban Utility District of record in Book 6569, Page 956, in the Register's Office for Davidson County. Tennessee.
• Sanitary Sewer Easement of record in Book 6264, Pane 777, in the Register's Office for Davidson County, Tennessee.

When the context requires, singular nouns and pronouns include the plural, and pronouns shall be construed according in their proper gender and number according to the context hereof.

This conveyance is made and accepted, and said realty is hereby transferred **SUBJECT TO** any taxes, conditions, covenants and restrictions, liens, encumbrances and mortgages now of record (all of which are hereby incorporated herein by this reference into the body of this Instrument as though fully set forth herein), and which shall run with the land and be binding on any transferees, and their successors and assigns.

This instrument was prepared based on information furnished by the parties, no independent title search has been made, and tax certificates were not obtained.

IN WITNESS WHEREOF, this Instrument is Executed.

1/18/2019
Date

Julie A Dotson
Julie Dotson

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

State of Tennessee)
) ss.:
County of Williamson)

On January 18, 2019 before me, Ashley Akers, Notary Public, personally appeared **Julie Dotson**, who proven on the basis of satisfactory evidence to be the person whose name is subscribed to the within Instrument, and acknowledged to me that the execution of the same in an authorized capacity and that by her signature on this Instrument the person or entity upon behalf of which the person acted executed the Instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Tennessee that the foregoing paragraph is true and correct.

WITNESS MY HAND and OFFICIAL SEAL

Ashley Akers
Signature Notary Public (Seal)
My Commission Expires: 09/19/2022

ASHLEY AKERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Oath of Consideration

State of Tennessee)
) ss.:
County of Williamson)

I hereby swear or affirm that the actual consideration for this transfer is $ -0-.

AFFIANT

Subscribed and sworn to before me this 18 day of January, 2019

Signature _____ (Seal)
Notary Public

My Commission Expires: 09/19/2022

ASHLEY AKE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Property Owner & Address:	MACFIE TRUST 8084 Remington Drive Dayton, OH 45415
Parcel ID Number:	034-13-0-263.00
Property Address:	513 Macfie Court Madison, TN 37115
Mail Recorded Deed and Mail Tax Bills To:	MACFIE TRUST 8084 Remington Drive Dayton, OH 45415