QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 354546 DEEDQC
02/06/2020 02:53:41 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200206-0014133

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 31st DAY OF January, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) RACHEL WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Ave S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrew Dillon	**New Owner**	
(NAME)	(NAME)	**060-08-0-068.00**
3044 Hillside Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JANE E. DILLON AND HUSBAND, PHILLIP L. DILLON,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ANDREW DILLON, AN UNMARRIED MAN,** hereinafter called the Grantee, his heirs, successors 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 the southerly 50 feet of the northerly 90 feet of Lot No. 6 on the Plan of E.A. Lindsley's Subdivision on Dickerson Road of record in Plat Book 547, Page 144, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 6 fronts 50 feet on the westerly side of Hillside Drive and extends back between parallel lines 200 feet to a fence line, measuring 50 feet thereon.

Being the same property conveyed to Andrew Dillon, an unmarried man, and Jane E. Dillon and Phillip L. Dillon, wife and husband, as tenants in common with the right of survivorship, by Warranty Deed from Roger Roll, an unmarried man, of record in Instrument No. 20170802-0078445, in the Register's Office for Davidson, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **3044 Hillside Road, Nashville, Tennessee 37207**.

Witness our hands this the 31 day of January, 2020.

Jane E. Dillon

Phillip L. Dillon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANE .E DILLON, 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 31 day of January, 2020.

Notary Public
My Commission Expires: 10/5/22
(SEAL)

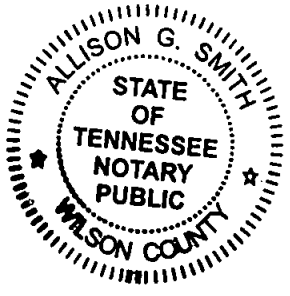


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 31 day of January 2020.

Notary Public
My Commission Expires: 10/5/22
(SEAL)



RETURN TO:

Rudy Title and Escrow, LLC
2012 21st Ave S
Nashville, TN 37212