Karen Johnson Davidson County
Batch# 423336 DEEDQC
06/23/2020 08:07:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200623-0067149

QUITCLAIM DEED

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 19th DAY OF June, 2020.

Notary Public

MY COMMISSION EXPIRES: 3-7-23
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

R-CS-20-5511

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mary Dixon and Benjamin Dixon	new owner	
(NAME) **1205 Knox Valley Drive**	(NAME)	**161-09-0-078.00**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY ALLISON DIXON, FKA MARY ALLISON BROWN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARY ALLISON DIXON AND BENJAMIN MICHAEL DIXON, WIFE AND HUSBAND** hereinafter called the Grantee(s), his/her/its/their 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 Lot No. 56A on the Plan of Zone Lot Division of Lot 56, Brentwood Meadows, Section 3, as of record in Book 6250, page 555, amended in Book 6900, page 79, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mary Allison Brown unmarried by Warranty deed from Jennie M. Carey n/k/a Jennie Billo, married of record in Instrument No. 20110818-0063866 Register's Office for Davidson County, Tennessee, dated August 12, 2011 and recorded on August 18, 2011.

The said Mary Allison Brown having since married and now being known as Mary Allison Dixon.

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: **5511 Hill Court, Nashville, Tennessee 37220**.

Witness my/our hand(s) this the 19th day of June, 2020.

Mary Allison Dixon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY ALLISON DIXON, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of June, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Mary Dixon and Benjamin Dixon
1205 Knox Valley Drive
Brentwood, TN 37027