This instrument was prepared by:

Law Office of Chase Moore
4205 Galatin Rd.
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 498513 **DEEDQC**
10/19/2020 02:37:14 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20201019-0121544

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 1.00.

Andrea Bonds

AFFIANT

Subscribed and sworn to before me this 7th day of October, 2020.

Jennifer Nicole Hancock

NOTARY PUBLIC

My Comm Expires: 9-20-24

JENNIFER NICOLE HANCOCK STATE OF TENNESSEE NOTARY PUBLIC STATE AT LARGE

Address New Owner as follows:

Melinda Dixon
712 Gillock St.
Nashville, TN 37216

Same as Owner

Send Tax Bills to:
Map-Parcel Numbers:
061-14-144.00

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Andrea Bonds**, for and in consideration of the sum of **One** and No/100 Dollars (**$1.00**), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and does hereby [convey] remise, release, and forever quitclaim unto **Melinda Dixon**, her heirs and assigns, all of my right, title and interest in and to a certain tract [parcel] of land in Davidson County, Tennessee, being Map and Parcel No. **061-14-144.00**, to wit, described as follows:

Land in Davidson County, Tennessee, being Lot 137 on the Plan of E.B. Craig's Subdivision of the Crownover property of record in Book 894, pages 640 and 641 Register's Office for Davidson County, Tennessee.

Said Lot 137 fronts 50.3 feet on the southerly side of Gillock Avenue and extends back 140 feet between parallel lines to a dead line in the rear measuring 50.3 feet thereon.

Being part of the same property conveyed to Andrea Bonds by Will from Jane Perkins Vance of record at Instrument Number 20200929-0112137 and 20200929-0112138, Register's Office for Davidson County, Tennessee. The said Jane Perkins Vance having died and her Estate administered at Davidson County Probate Court Docket Number 20P-1441. Jane Perkins Vance and Norma Perkins Vance are one in the same.

This is improved property commonly known as **712 Gillock Street, Nashville, TN 37216.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

*****This Instrument was prepared without the benefit of a title examination. The preparer makes no claims as to the accuracy of title.**

WITNESS my hand this 7th day of October, 2020.

Andrea Bonds

Andrea Bonds

STATE OF MISSISSIPPI
COUNTY OF TISHOMINGO

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, **Andrea Bonds,** 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 at office this the 7th day of October, 2020.

Jennifer Nicole Hancock

NOTARY PUBLIC

JENNIFER NICOLE HANCOCK
STATE OF TENNESSEE
NOTARY PUBLIC
STATE AT LARGE

MY COMMISSION EXPIRES: 9-20-24