THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027** **File #201131417**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. KB Affiant Subscribed and sworn to before me, this 1st day of December, 2020. Anderson Notary Public My Commission Expires: _____

Karen Johnson Davidson County
Batch# 528159 DEEDQC
12/09/2020 12:12:59 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20201209-0143705

QUITCLAIM DEED

Address New Owner: James Allen Dotson and Katie Nell Dotson 7229 River Bend Road Nashville, TN 37221	Send Tax Bills To: New Owner	Tax Information: 141 12 0C 087.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **James A. Dotson and Katie N. Dotson, Trustees of the J & K Dotson Family Trust dated 11/25/2017,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **James Allen Dotson and Katie Nell Dotson, husband and wife,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of River Bend, as of record in Plat Book 6900, Pages 504 and 505, amended by surveyor's certificated of correction of record in Book 7465, Page 833, register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James A. Dotson and Katie N. Dotson, Trustees of the J & K Dotson Family Trust dated 11/25/2017, by Quitclaim Deed From James Dotson and wife, Katie Dotson, of record in Instrument No. 20180709-0065810, in the Register's Office of Davidson County, Tennessee, dated June 27, 2018 and recorded on July 09, 2018.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2021 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 01 day of December 2020.

The J & K Dotson Family Trust dated 11/25/2017

James A. Dotson, Trustee

Katie N. Dotson, Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James A. Dotson and Katie N. Dotson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Trustees for The J & K Dotson Family Trust dated November 25th, 2017, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 1st day of December 2020.

Notary Public

My Commission Expires: _____