This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
DAVID KENNEDY, JR., ATTORNEY AT LAW
3052 Lebanon Road
Nashville, TN 37214
PH: (615) 883-4998

FROM: **ALVAH C. DICKSON, Executor for the ESTATE OF BIRDIE S. DICKSON**

TO: **David Kennedy, Jr., Trustee**

AND

FROM: **David Kennedy, Jr., Trustee**

TO: **ALVAH C. DICKSON, III**

Karen Johnson Davidson County
Batch# 555515 DEEDQC
01/15/2021 11:31:49 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210115-0007156

ADDRESS NEW OWNER:
Alvah C. Dickson III
2613 Bluefield Avenue
Nashville, TN 37214

SEND TAX BILLS:
Same

MORTGAGEE:
NONE

MAP & PARCEL:
09601010800

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and for other good and valuable consideration the receipt of which is hereby acknowledged, I, ALVAH C. DICKSON (a/ka Alvah C. Dickson III), Executor for the Estate of BIRDIE S. DICKSON (DOD 06/10/2020 -- see Davidson County Probate Court, No. 20P1255), have bargained and sold and by these presents do quitclaim and convey unto David Kennedy, Jr., hereinafter called the Trustee, his successors and assigns, all of the Estate's right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Being a part of Lot No. 26 on the Map of Bluefields Subdivision, of record in Book 843, page 16, Register's Office for said County, and being Tract "A" on an unrecorded map of a Re-subdivision of Lots 26 and 27 of said Bluefields Subdivision, as shown on a survey made by Z.J. Wilkinson, Surveyor, June 24, 1948 and described as follows:

BEGINNING at a point in the southwesterly margin of Bluefields Avenue 110 feet Southeast of an iron pin at the common corner of Lot Nos. 25 and 26 of the Bluefields Subdivision; thence along Bluefield Avenue Southeasterly 125 feet to the common corner of Tracts "A" and "B" on the Re-subdivision, and being 40 feet Northwest of the common corner of Lot Nos. 26 and 27 of said Bluefields Subdivision; thence Southwesterly, with the line between Tracts "A" and "B", 302.8 feet to a point in the Northeasterly line of Lot 28 of the Bluefields Subdivision; thence along the line of Lot No. 28 Northwesterly 100 feet to a point which is 110 feet Southeast of an iron pipe located in the Southeasterly line of Lot No. 25; thence Easterly 295 feet to the point of beginning.

Being the same property conveyed to Birdie S. Dickson and Alvah Clark Dickson III, as joint tenants with right of survivorship by Quitclaim Deed dated April 13, 2012 from Birdie S. Dickson filed of record in Instrument No. 20120424-0035074, Register's Office for Davidson County, Tennessee.

This is improved real property located and known as **2613 Bluefield Avenue, Nashville, TN 37214.**

And now I, the said **David Kennedy, Jr., Trustee**, for the express purpose of carrying out the intent of this conveyance as set out above and, pursuant to the Last Will and Testament of BIRDIE S. DICKSON, do hereby quitclaim to **ALVAH C. DICKSON III,** his heirs and assigns, and said property is conveyed subject to the same limitations, restrictions, defects, if any, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, we have hereunto set our hands this the 8th day of January, 2021.

Alvah C. Dickson
ALVAH C. DICKSON Executor
Estate of BIRDIE S. DICKSON

DK
DAVID KENNEDY, JR, Trustee

STATE OF TENNESSEE)
COIUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **ALVAH C. DICKSON, Executor** for the **Estate of BIRDIE S. DICKSON**, the 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 Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 8th day of January 2021.

Tiffany Beckman
NOTARY PUBLIC

My Commission Expires: 5/7/24

TIFFANY BECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **DAVID KENNEDY, JR., Trustee,** the 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 Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 8th day of January, 2021.

NOTARY PUBLIC

My Commission Expires: 5/7/24

TIFFANY BECKMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is **NONE**.

AFFIANT

Subscribed and sworn to before me this 8th day of January, 2021.

NOTARY PUBLIC

My Commission Expires: 5/7/24

TIFFANY BECKMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON