(1)

This Instrument Prepared By:
Marshall County Title & Escrow, Ir
107-B West Commerce Street
Lewisburg, Tennessee 37091
Phone: 931/359-0842

Karen Johnson Davidson County
Batch# 643507 DEEDQC
05/25/2021 10:32:42 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210525-0070559

MARSHALL COUNTY TITLE & ESCROW
107-B West Commerce St.
Lewisburg, TN 37091

For Assessment Purposes Only:
Map/Parcel: 165 13 OA 020.00
Office of Davidson County, Tennessee Assessor of Property
Property Address: 601 North Stonegate Court, Antioch, Tennessee 37013

DEED CREATING A TENANCY BY THE ENTIRETY FROM: **CHARLES A. DIXON**

TO: **CYNTHIA A. DIXON**

PURSUANT TO T.C.A. SECTION 66-1-109, for the purpose of creating an estate by the entirety, I, **CHARLES DIXON,** do hereby sell, transfer and convey unto my spouse, **CYNTHIA A. DIXON**, such interest as is necessary to create an estate by the entirety in and to the following described realty:

Land lying in Davidson County, Tennessee, being Lot No. 368 on the Plan of Section 5, Peppertree Forest, P.U.D., as of record in Plat Book 7900, Page 499, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Charles A. Dixon from Allen Earps and wife, Betty Earps, by Warranty Deed dated July 20, 1993, and recorded July 23, 1993, in Book 9023, Page 395, Register's Office of Marshall County, Tennessee.

This deed is subject to any existing easement for roads, rights of way and utilities which may affect the property.

It is the intention of the undersigned, **CHARLES DIXON**, by executing this instrument, to create an estate by the entirety with his wife, **CYNTHIA A. DIXON**, in and to the entire interest in the property above described which was previously held by the undersigned.

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

Witness my hand this 19th day of May, 2021.

Charles A. Dixon
CHARLES A. DIXON

STATE OF TENNESSEE
COUNTY OF Maury

Personally appeared before me, a Notary Public in and for the County and State aforesaid, **CHARLES A. DIXON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of May, 2021.

NOTARY PUBLIC My Commission expires 11-30-2024

VICKIE HAY STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF Maury

The undersigned makes oath that the value or consideration of this conveyance is $ZERO.

Affiant

Sworn to and subscribed before me this 19th day of May, 2021.

NOTARY PUBLIC My Commission expires 11-30-2024

VICKIE HAY STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

NAME AND ADDRESS OF PERSON(S) RESPONSIBLE FOR PAYMENT OF REAL ESTATE TAXES:

Charles A. Dixon et ux,
Cynthia A. Dixon
601 North Stonegate Court
Antioch, Tennessee 37013