Karen Johnson Davidson County
Batch# 672743 DEEDQC
07/08/2021 09:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210708-0091905

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
William A. Stone 3013 Hummingbird Drive Nashville, TN 37218	New Owner	059-14-0-004.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Dicye H. Dixon, unmarried, Roderick E. Stone, married*, and Tambra M. Womack, unmarried,** by these presents do hereby quitclaim and convey unto **William A. Stone, a married man,** his heirs, successors and assigns, all of their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 219 on the Plan of Treppard Heights, Section 1 of record in Plat Book 2663, Page 64, in the Register's Office for Davidson County, Tennessee, as follows:

Said Lot 219 fronts 100 feet on the Southerly side of Hummingbird Drive and extends back 206.7 feet on the Easterly line and 335 feet on the Westerly line to a dead line on which it measures 103 feet thereon.

Being the same property conveyed to Louise B. Cole by Warranty deed from Richard Everett Garrett, and wife, Letha V. Garrett, of record in Book 4228, page 815, Register's Office for Davidson County, Tennessee, dated April 16, 1968 and recorded on April 19, 1968.

Being the same property conveyed to Dicye H. Dixon by Quitclaim deed from Louise C. Simmons of record in Book 8716, page 717, Register's Office for Davidson County, Tennessee, dated August 26, 1992 and recorded on September 01, 1992.

Being the same property conveyed to Dicye H. Dixon, William A. Stone, Roderick E. Stone, and Tambra M. Womack, as tenants in common with rights of survivorship by Quitclaim deed from Dicye H. Dixon, a single woman of record in Instrument No. 20190131-0009331 Register's Office for Davidson County, Tennessee, dated January 24, 2019 and recorded on January 31, 2019.

**** This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.***

Being also known as 3013 Hummingbird Drive, Nashville, Tennessee 37218.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
30th day of June, 2021.

Affiant

Notary Public

My commission expires:

MEREDITH MALLOY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this the 30th day of June, 2021.

Dicye H. Dixon

Roderick E. Stone

Tambra M. Womack

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Dicye H. Dixon, Roderick E. Stone, and Tambra M. Womack**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 30th day of June, 2021

My Commission Expires:

MEREDITH MALLOY
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Notary Public

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/7/2021 (date of document).

Affiant Signature

7/7/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 7th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL