Karen Johnson Davidson County
Batch# 798821 DEEDQC
02/02/2022 10:11:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220202-0012155

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	**American Home Title** 4501 Charlotte Park Drive Suite 120 Charlotte, NC 28217	Michael Whiteman Dixon and Heather Lynn Dixon 8057 Whites Creek Pike Joelton, TN 37080

Order Number: AHTL-CF2681TN

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Heather Lynn Dixon, f/k/a Heather L. Garrett, married to Michael Whiteman Dixon,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Michael Whiteman Dixon and Heather Lynn Dixon, Husband and Wife,** whose address is 8057 Whites Creek Pike, Joelton, TN 37080, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being a portion of the property of the Johnson Family Trust, Jeremy Scott Johnson Trustee, as of record in Book 20090302-0018037, Register's Office Davidson County, Tennessee, described as follows;

Beginning at an iron rod, 30 feet from the center line of Whites Creek Pike, said point located on the western right-of-way of said road, at the eastern corner of Deborah A. Shepard, as of record in Book 20101229-0103300, R.O.D.C., TN, located 257.15 feet southeast (measured along the right-of-way) from the resubdivision Robert H. Jones and Adcock property subdivision, as of record in Plat Book 20061219-0155948, R.O.D.C., TN, said beginning point being the northeast corner of this tract;

Thence with the right-of-way of Whites Creek Pike and a curve to the left, delta of 03°11'44", radius of 3030.00 feet, length of 168.99 feet and having a chord bearing of S 32° 49' 51" E 168.96 feet to an iron rod 30 feet from the center line of Whites Creek Pike and being a corner with tract one of this survey;

Thence leaving said road with the line of tract one of this survey for the next three calls, S 56° 00' W 290.00 feet to an iron rod, N 34° 00' W 222.00 feet to an iron rod, S 83° 00' W 685.83 feet to an iron rod;

Thence leaving line of Tract One, N 34° 00' W 335.28 feet to an iron rod at a corner of tract three of this survey;

Thence with the line of tract Three for the next two calls, S85°00"E 803.62 feet to an iron rod, N 63° 00' E 100.56 to an iron rod at a corner with Deborah A. Shepard;

Thence with the line of Deborah H. Shepard for the next two calls, S 25° 50' E 174.67 feet to an iron rod, N 58° 00' E 202.98 feet to the Point of Beginning;

Containing 5.01 acres, more or less;

As surveyed November 21, 2012, by L. Steven Bridges, Jr., RLS 1740 of Bridges Land Surveying and Consulting, 205 Shivel Drive, Hendersonville, Tennessee37075-3518. Phone 615-822-5394.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 008 00 0 252.00
Street address of property: 8057 Whites Creek Pike, Joelton, TN 37080

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20130401-0030892, in the Register's Office, Davidson County, Tennessee.

Signed this 14th day of January, 2022.

Signature of Grantors:

Heather Lynn Dixon

Heather Lynn Dixon, f/k/a
Heather L. Garrett

Michael Whiteman Dixon

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 14th day of January, 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Heather Lynn Dixon, f/k/a Heather L. Garrett married to Michael Whiteman Dixon, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

TIONIBE WALTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

my commission expires: 12/21/24

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Numbers: 008 00 0 252.00
Street address of property: 8057 Whites Creek Pike, Joelton, TN 37080

Michael Whiteman Dixon & Heather Lynn Dixon

Oath of Consideration

I or we, Heather Lynn Dixon, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $10.00.

Signed this 14th day of January, 2022.

Signatures of Affiant(s):

Michael Whiteman Dixon Heather Lynn Dixon

Sworn and subscribed before me this 14th day of January, 2022.

TIOMBE WALTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

my commission expires: 12/21/24

Tennessee Certification of Electronic Document

I, Cielo Mae Calonga, 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 Jan. 14, 2022 (date of document).

Affiant Signature

Jan. 24, 2022

Date

State of NC

County of Mecklenburg

Sworn to and subscribed before me this 24 day of January, 2022.

Amanda Simpson

Notary's Signature

Amanda Simpson
NOTARY PUBLIC
Union County
North Carolina
My Commission Expires 06/03/2026

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL