QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 834919 DEEDQC
04/05/2022 12:15:44 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20220405-0039270

P-KW-15-7628

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF March, 2022.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAM E. GRONES My Commission Expires on 03/07/2023 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael C. Dixon and Annie Michelle Dixon, husband and wife	NEW OWNER	
(NAME)	(NAME)	**181-01-0B-113.00-CO**
7628 Mint Leaf Dr,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL C. DIXON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL C. DIXON AND ANNIE MICHELLE DIXON, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 139 on the Plan of Phase One, 2nd Addition to Sugar Valley, RS10 Cluster Lot Subdivision of record in Plat at Instrument No. 20050105-0001853, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael C. Dixon by deed from Bryn Sartain and wife, Kristin Sartain of record in Document Number 20150623-0059877, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **7628 Mint Leaf Dr, Nashville, Tennessee 37211**.

Witness my/our hand(s) this the 22 day of March, 2022

Michael C. Dixon

Annie Michelle Dixon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL C. DIXON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22 day of ~~September~~ March, 2020 2022.

Notary Public
My Commission Expires: 10/2/2023
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNIE MICHELLE DIXON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the _____ day of September, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

Witness my/our hand(s) this the 22 day of March, 2022

Michael C. Dixon

Annie Michelle Dixon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL C. DIXON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the _____ day of September, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF ~~TENNESSEE~~ Oklahoma
COUNTY OF ~~DAVIDSON~~ Tulsa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNIE MICHELLE DIXON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22 day of ~~September, 2020.~~ March 2022

Paloma Lorcero
Notary Public
My Commission Expires: 11-11-2023
(SEAL)

PALOMA LORCERO NOTARY #19011374 Expires Nov. 11, 2023 PUBLIC STATE OF OKLAHOMA

RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206