QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 848345 DEEDQC
04/29/2022 02:14:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220429-0050188

File #22-DM-0106-V

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 20th DAY OF April, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-11-26
(AFFIX SEAL)

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Troy Dixon and Keana Dixon	**Same as New Owner**	
(NAME) 616 Andrew Rucker Ln.	(NAME)	**072-15-0A-106.00-CO**
(ADDRESS) Nashville TN 37211	(ADDRESS)	
(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, **TROY DIXON AND KEANA DIXON, HUSBAND AND WIFE, AND LORI DIXON, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TROY DIXON AND KEANA 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 Unit Nos. 106, as shown on the Plan of Porter Terrace Condominiums, together with an undivided percentage interest in the common elements appurtenant to said units, as set forth in the Master Deed of record in Book 7174, page 537 as amended by Instrument No. 20160616-0061236, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said units.

Being a portion of the same property conveyed to Porter Terrace Holdings LLC, a Tennessee limited liability company by Warranty deed from Porter Terrace Partners II, LLC a Tennessee limited liability company of record in Instrument No. 20170109-0002332 Register's Office for Davidson County, Tennessee, dated January 06, 2017 and recorded on January 09, 2017.

Being a portion of the same property conveyed to Mary Carolyn Roberts, a married woman by Warranty deed from Porter Terrace Holdings LLC, a Tennessee limited liability company of record in Instrument No. 20210901-0118148 Register's Office for Davidson County, Tennessee, dated August 24, 2021 and recorded on September 1, 2021.

ALSO being the same property conveyed to TROY DIXON AND KEANA DIXON, HUSBAND AND WIFE, AND LORI DIXON, AN UNMARRIED WOMAN, BY WARRANTY DEED FROM MARY CAROLYN ROBERTS, A MARRIED WOMAN, OF RECORD IN INSTRUMENT NO. 20220401-0038231, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED 3/22/22 AND RECORDED ON 4/1/22.

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 ____ **unimproved** __X__ **improved** property known as: 106 Porter Terrace, Nashville, TN 37206.

Witness my/our hand(s) this the 23 day of March, 2022.

Troy Dixon

Keana Dixon

Lori Dixon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23 day of March, 2022, before me personally appeared Troy Dixon, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23 day of March, 2022.

Notary Signature
My commission expires: 5-7-24

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of April, 2022, before me personally appeared Keana Dixon, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of April, 2022.

Notary Signature
My commission expires: 1-11-26

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of April, 2022, before me personally appeared Lori Dixon, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of April, 2022.

Notary Signature
My commission expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023