Karen Johnson Davidson County
Batch# 854046 DEEDQC
05/12/2022 09:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220512-0054503

QUITCLAIM DEED

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 27 DAY OF April, 2022.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires On 03/07/2023 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy & Partners PLLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ezekiel Marble	**NEW OWNER**	
(NAME) 203 Plantation Ct.	(NAME)	**142050A03600CO**
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ezekiel Marble, Aaron Marble, Katina Thomas, as Tenants in Common, and Vera Dixon as to a Life Estate ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Ezekiel Marble, ("Grantee") his successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Unit F-2, together with the carport designated No. F-2-C, in River Plantation, Section Two, a condominium, located on Plantation Court, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section Two Condominium Apartments, recorded in Book 4460, Page 136, Register's Office Davidson County, Tennessee, and described in a Master Deed, of record in Book 4661, Page 334, Register's Office Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantations, Section Two Condominium Apartments, contained in the Master Deed and Bylaws appended thereto, of record in Book 4661, Page 334, Register's Office Davidson County, Tennessee, as incorporated in this deed by reference and made a part hereof the same as though copied hereing. Also incorporated herein are the amended bylaws of record in Book 4691, Page 906, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Ezekiel Marble, Aaron Marble, Katina Thomas, as Tenants in Common, and Herman Dixon and Vera Dixon retaining a Life Estate, of record at Instrument No. 20170403-0032008, Register's Office Davidson County, Tennessee.

Herman Dixon having died Sept 3, 2021, his interest terminated.

This instrument was prepared with information supplied by the parties. 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: 203 Plantation Ct, Nashville, TN 37221

Witness ours hands this the 25 day of January, 2022.

Aaron Marble

STATE OF Tennessee)
COUNTY OF Davidson)

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

Witness my hand and official seal this the 25 day of January, 2022.

Notary Public
My Commission Expires: 10/2/2023

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

Vera J. Dixon
Vera Dixon
as to her Retained Life Estate

STATE OF Tennessee)
COUNTY OF Davidson)

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

Witness my hand and official seal this the 25 day of January, 2022.

Notary Public
My Commission Expires: 10/2/2023

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

Katina Thomas

STATE OF
COUNTY OF

TINA MCMURRY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF MADISON

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

Witness my hand and official seal this the 20th day of April, 2022.

Notary Public
My Commission Expires: Oct 24, 2024

I, Briana Gage, 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 4/25/2022 and 4/20/2022 (date of document).

Briana Gage

Affiant Signature

Date 4/27/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of April, 2022.

William E. Grove

Notary's Signature

MY COMMISSION EXPIRES: 03/07/2023

