THIS INSTRUMENT PREPARED BY: WILLIAM TIMOTHY HILL 201 4TH AVENUE NORTH SUITE 1800 NASHVILLE, TN 37219 Karen Johnson Davidson County Batch# 862669 DEEDQC 05/25/2022 01:09:53 PM 2 pgs Fees: $12.00 Taxes: $0.00 20220525-0060791	STATE OF ~~TENNESSEE~~) PA COUNTY OF ~~DAVIDSON~~) Bucks The actual consideration or value, whichever is greater, for this transfer is $ -0- Affiant SUBSCRIBED AND SWORN to before me this 17th day of May, 2022. Notary Public My Commission Expires: 08/02/2025 Commonwealth of Pennsylvania - Notary Seal DALE L BEIRN - Notary Public Bucks County My Commission Expires August 2, 2025 Commission Number 1009428

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Theresa Shelton 3812 DuBois Drive Nashville, Tennessee	Same	59-10 179

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00), I, CLARK R. DIXON, Grantor, by these presents do hereby quitclaim and convey unto, Grantee, THERESA SHELTON, any and all interest that I may have to or in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot no. 423 on the Plan of Haynes Manor, Section 3, as of record in Book 4175, page 11, Register's Office for Davidson County, Tennessee.

Said Lot No. 425 fronts 82.69 feet on the easterly side of DuBois Drive and extends back 165.6 feet on the northerly line and 162.6 feet on the southerly line to a dead line in the rear, measuring 34.5 feet thereon.

Being the same property conveyed to Clark D. Dixon and wife Dolores J. Dixon by deed of record at Book 4345, page 143 Register's Office of Davidson County, Tennessee. Clark D. Dixon having died on March 18, 2018, and Dolores J. Dixon having subsequently died on June 27, 2021, leaving their only two children as survivors, that being Clark R. Dixon and Theresa Shelton.

This is improved property located at 3812 DuBois Drive, Nashville, Tennessee.

Signature on Following Page

IN WITNESS WHEREOF, I have hereunto set my hand this the 17 day of MAY, 2022.

CLARK R. DIXON

STATE OF ~~TENNESSEE~~ PA
COUNTY OF ~~DAVIDSON~~ Bucks

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CLARK R. DIXON the bargainer, 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 purpose therein contained.

Witness my hand and official seal at Bucks, PA ~~Tennessee~~, this 17th day of May 2022

Commonwealth of Pennsylvania - Notary Seal
DALE L BEIRN - Notary Public
Bucks County
My Commission Expires August 2, 2025
Commission Number 1009428

NOTARY PUBLIC

My Commission Expires:

08/02/2025