Karen Johnson Davidson County
Batch# 881154 DEEDQC
06/29/2022 03:39:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220629-0075566

File Number: ORG-315912

After Recording, Send To:
Title365/Recording Team
345 Rouser Rd., Building 5, Suite 300
Coraopolis, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Tracy Dixon and **Alexis Renee Dixon**, 2909 LYNDALE DR., NASHVILLE, TN 37207

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 06011001500

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

Tracy Dixon, a single woman, hereinafter grantor, whose tax-mailing address is **2909 LYNDALE DR., NASHVILLE, TN 37207**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Tracy Dixon**, a single woman, and **Alexis Renee Dixon**, a single woman, as joint tenants with rights of survivorship, hereinafter grantees, whose tax mailing address is **2909 LYNDALE DR., NASHVILLE, TN 37207**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

All that certain lot, piece or parcel of ground situate, lying and being in the County of Davidson, State of Tennessee and more particularly described as follows: Being Lot No. 130 on the Plan of Hillhurst Acres, Section 4, as of record in Book 2331, Page 136, in the Register's Office of Davidson, Tennessee, to which plat reference is hereby made for a more particular description of said lot. APN:06011001500 Being the same premises conveyed from Cynthia Greene and from Wilma Greene to Tracy Dixon in a deed dated 01/15/2010 and recorded date 02/18/2010 in Instrument Number 20100218-0012351 of the official records.

Property Address is: 2909 LYNDALE DR., NASHVILLE, TN 37207

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20100218-0012351 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 06011001500

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on 4.13, 2022:

Tracy Dixon

STATE OF TN
COUNTY OF Dav

The foregoing instrument was acknowledged before me on 4.13, 2022 by **Tracy Dixon** who is personally known to me or has produced DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

State of TN
County of Dav.

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $1.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 13 day of Apr, 2022.

Affiant

Tracy Dixon
Print Name

(Seal)

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

Notary Public

My commission expires:

3/4/24

Print Name

Tennessee Certification of Electronic Document

I, Alyssa Graham, 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 04-13-2022 (date of document).

Affiant Signature

04-13-2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 13 day of 04, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954