Name and Address of New Owner(s):
Debra Dixon and Brittany Dixon
1132 Darbytown Dr.
Nashville, TN 37207

Send Tax Bills To:
New Owner(s)

Karen Johnson Davidson County
Batch# 989192 DEEDQC
04/06/2023 11:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230406-0025194

This Instrument Prepared By:
Steven Disser, Esq.
Greater Nashville Title, LLC
4603 Gallatin Pike,
Nashville, TN 37216

Map & Parcel No: 041 12 0 023.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Debra D. Dixon, an unmarried woman,** hereinafter called the Grantor, quitclaims unto **Debra D. Dixon, an unmarried woman, and Brittany Michelle Dixon, an unmarried woman, as tenants in common with rights of survivorship,** hereinafter called the Grantees, all my title and interest, if any, to the following described real estate in Davidson County, Tennessee:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 18 on the Plan of Bellshire Estates, Section 1, of record in Plat Book 2133, Pages 124 and 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property as conveyed to Debra D. Dixon, an unmarried woman, by Warranty Deed from John G. Malenkovsky and Debra L. Belue, husband and wife, signed June 27, 2005 and recorded on July 6, 2005 in Instrument No. 20050706-0077110, Register's Office for Davidson County, Tennessee.

Being improved property also known as 1132 Darbytown Road, Nashville, TN 37207.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 6th day of April, 2023.

Debra D. Dixon (SEAL)
Debra D. Dixon

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal this 6th day of April 2023.

Notary Public
My commission expires: 5-9-26

MELISSA R SHAFFER
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 6th day of April, 2023.

Notary Public
My commission expires: 5-9-26

MELISSA R SHAFFER
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 4-6-23.

Affiant Signature

4-6-23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 6 day of April, 2023.

Notary Signature

My Commission Expires: 05/09/2026

