This Instrument Prepared By: Vernon H. Dixon, 2nd, 4590 Clarksville Pike Nashville, TN 37218

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration the receipt of all of which is hereby acknowledge, the undersigned, **Sonja M. Dixon** ("Grantor"), an unmarried person, hereby sell, release, and convey, as well as quitclaim, unto **Vernon H. Dixon 3rd** and **Brittney B. Dixon**, married, of 505 Griffin Circle, Hermitage, TN 37076, all her rights, title and interest in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Royal Crest Subdivision, as of record in Book 3700, Page 86, Register's Office for said County.

Said property is conveyed subject to such imitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Quit Claim Deed of record at instrument Number 20160504-0044087 in said Register's Office.

IN TESTIMONY WHEREOF I have executed this instrument the 19th day of May, 2023.

Sonja M. Dixon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Sonja M. Dixon**, with whom I am personally acquainted, and who acknowledges that she executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at office the 19th day of May, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-6-26

Karen Johnson Davidson County
Batch# 1005596 DEEDQC
05/19/2023 12:50:45 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20230519-0037808

BYRETTIA L BROADY
STATE OF TENNESSEE NOTARY PUBLIC

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is $0.00.

AFFIANT

SUBSCRIED AND SWORN before me this 19th day of May, 2023.

NOTARY PUBLIC

BYRETTIA L BROADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 7-6-26

PROPERTY ADDRESS: 4217 Drakes Court
Nashville, TN 37218

PROPERTY OWNER: Vernon H. Dixon, 3rd and Brittney B. Dixon

TAX PARCEL NO: 058 15 0 029.00

MAIL TAX BILLS TO: Owner at Property Address