Karen Johnson Davidson County
Batch# 1061508 DEEDQC
10/17/2023 01:19:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231017-0081437

NEW OWNER:

Billy Roy Dotson
310 Honeyhill Drive
Nashville, TN 37217

SEND TAX BILLS TO:
New Owner

Map: 135-5
Parcel: 35

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2800 North Mount Juliet Road
Mount Juliet, Tennessee 37122

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **MAGGIE DOTSON,** hereinafter called the Grantor, has quitclaimed all of her interest to **BILLY ROY DOTSON,** hereinafter called the Grantee, his heirs and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 38 on the Plan of Town Park Estates, of record in Book 3300, Page 64, Register's Office for said County, as follows:

Said Lot No. 38 fronts 65 feet on the easterly side of Honey Hill Drive and runs back 141.06 feet on the northerly line and 154.92 feet on the southerly line to a dead line measuring 73.65 feet thereon.

Being part of the same property conveyed to Richard R. Anderson and wife, Betty L. (Dotson) Anderson, by Quitclaim Deed from Betty L. Dotson (Anderson), dated March 26, 1973, of record as Book 4783, Page 718, Register's Office for Davidson County, Tennessee. Richard R. Anderson died on January 11, 2003, leaving Betty L. (Dotson) Anderson as the surviving tenant by the entirety.

Betty L. (Dotson) Anderson died testate in Rutherford County, Tennessee on November 19, 2007. Michael Roy Dotson was appointed as Administrator over the Estate of Betty Loretta Anderson in the Seventh Circuit Court of Davidson County, Probate Division, on April 14, 2008 under Docket Number 08P-603. Affidavits of Heirship are of record as Instrument 20230929-0076632 and 20230929-0076633. Betty L. Dotson (Anderson), Betty L. (Dotson) Anderson, and Betty Loretta Anderson being one and the same person.

Michael Roy Dotson, heir at law of Betty L. (Dotson) Anderson, died intestate on August 28, 2018. Affidavits of Heirship are of record as Instrument 20230929-0076634 and 20230929-0076635.

This is improved property known as 310 Honeywell Drive, Nashville, Tennessee 37217.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

WITNESS SIGNATURE(S) this 14th day of October, 2023.

Maggie Dotson

MAGGIE DOTSON

TERESA MAE MAJEWSKI STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

STATE OF TENNESSEE
COUNTY OF Coffee

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **MAGGIE DOTSON,** 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 at office, this 14th day of October, 2023.

Teresa Majewski
Notary Public

My commission expires: 11/16/2026

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The actual consideration or value, whichever is greater, for this transfer is $ 0.00.

Celia Stewart Bowers
Affiant

Sworn to and subscribed to before me, this the 17 day of October, 2023.

Notary Public

My commission expires:

TAYLOR CLARKE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires July 27, 2026 WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 10/14/23.

Date

Celia Stewart-Rouse

Affiant Signature

10/14/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 14th day of October, 2023.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

