This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1103485 DEEDQC
02/22/2024 11:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240222-0012150

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Dixon Tennessee Community Property Trust 203 Lauderdale Rd. Nashville, TN 37205	Same	103 12 0 066.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **E. Baird Dixon** and wife, **Cindy G. Dixon**, as tenants by the entirety, ("**Grantors**"), do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **Edward Baird Dixon** and **Cynthia Gill Dixon**, as Trustees of the **Dixon Tennessee Community Property Trust**, its successors and assigns. The real estate is described as follows:

> **Land in Davidson County, Tennessee, being Lot No. 2, Block I, Cherokee Park, Second Section, as shown on plat of record in Plat Book 547, Pages 175 and 176, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of property.**
>
> **Being the same property conveyed to E. Baird Dixon and Cindy G. Dixon, husband and wife, from Philip D. Ganske, unmarried and Kathy A. Ganske, unmarried by Warranty Deed of record in Instrument No. 20140501-0036900, Register's Office for Davidson County, Tennessee.**

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated §35-15-510 shall apply to the property or its proceeds.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 22nd day of February, 2024.

Affiant _____

Notary Public _____ My Commission Expires: _____

SARAH MARIE ARICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires MAY 31 2026

This is improved property known as 203 Lauderdale Rd., Nashville, TN 37205.

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THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 22nd day of February, 2024.

_____ _____

E. Baird Dixon, Grantor **Cindy G. Dixon, Grantor**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **E. Baird Dixon** and **Cindy G. Dixon**, Grantors, with whom I am personally acquainted (or who were identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this the 22nd day of February, 2024.

_____ My Commission Expires: _____

Notary Public

SARAH MARIE ARICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires MAY 31 2026

Certificate of Authenticity

I, Sarah Arick, 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 February 22, 2024.

Date: 02/22/2024

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on February 22, 2024.

Notary Public: R. Whitney Boyd
My Commission Expires: 11/08/2027

R. WHITNEY BOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8 2027