THIS INSTRUMENT PREPARED BY:
Brittney Mulvaney, Attorney at Law
BPR # 34427
Mulvaney Law
256 Seaboard Lane, Suite G-103
Franklin, TN 37067
(615) 489-8302

This instrument was prepared upon information furnished by the parties, and no independent title search has been made.

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]
The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Sworn to and subscribed before me this 15th day of April, 2024

Notary Public
My commission expires: 6/9/24

BRITTNEY R. MULVANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-09-2024

QUITCLAIM DEED

Karen Johnson
Batch # 1124260
04/18/2024 08:29:06 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240418-0027580

Name and Address of New Owner:
The Dix Trust
Ronald H. Dix and LaVonne Lee Dix, Trustees
5656 Cloverland Drive
Brentwood, TN 37027

Send Tax Bills To:
Same

Street Address of Subject Property:
5656 Cloverland Drive
Brentwood, TN 37027

Map and Parcel:
171-65-6DU-56855

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **RONALD H. DIX AND LAVONNE H. DIX, HUSBAND AND WIFE,** hereinafter called **"GRANTORS,"** hereby convey and quitclaim unto **THE DIX TRUST, RONALD H. DIX AND LAVONNE LEE DIX, TRUSTEES,** as tenants by the entirety in accordance with Tennessee Code Annotated, Section 35-15-510, hereinafter called **"GRANTEE,"** its heirs and assigns, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 12 on the plan of Brentwood Gardens, of record in Book 1130, page 16, Register's Office for said County.

SAID Lot No. 12 fronts 150 feet on the easterly margin of Cloverland Drive, Formerly Frank Road and extends back 490.3 feet on the northerly line and 481.0 feet on the southerly line to a dead line in the rear, measuring 150.0 feet thereon.

Being the same property conveyed to Ronald H. Dix and LaVonne H. Dix, husband and wife, from Harold G. Stikeleather and wife, Vivian J. Stikeleather, by Deed dated December 9, 1985, Book 6737, Page 915, in the Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the source of title shown above.

This conveyance is subject to any and all restrictions and easements of record.

WITNESS my hand this 15th day of April, 2024.

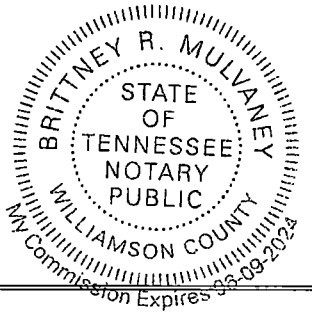
RONALD H. DIX

LAVONNE H. DIX

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **RONALD H. DIX AND LAVONNE H. DIX**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged themselves, the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.



NOTARY PUBLIC