Karen Johnson Davidson County
Batch# 1169127 DEEDQC
08/14/2024 11:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240814-0062030

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF August, 2024.

Notary Public

MY COMMISSION EXPIRES:
8-20-28
(AFFIX SEAL)

CAMILLE WOODS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

MM-QCD-DOTSON-1006

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Monique Dotson	**New Owner**	
(NAME)	(NAME)	
1006 Mulberry Street		**050030B00400CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL LOWE,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **MONIQUE DOTSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 4 on the Plan of Mulberry Downs, Phase 1, of record in Book 7900, pages 84 through 88, Register's Office for said County.

SAID Lot No. 4 fronts 41.05 feet on the easterly margin of Mulberry Way and extends back 98.44 feet on the northerly line and 105.00 feet on the southerly line to a dead line in the rear measuring 54.26 feet thereon.

Being the same property conveyed to Rebecca Dotson by Warranty Deed of record in Book 8390, page 165, Register's Office for Davidson County, Tennessee. Rebecca Dotson a/k/a Rebecca Lowe died intestate on October 4, 2017, and subject property having vested in Michael Lowe and Monique Dotson pursuant to Affidavit of Heirship of being recorded simultaneously herewith in Instrument Number _____, said Register's Office.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore, the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1006 Mulberry Way, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 7 day of August, 2024

Michael Lowe

Michael Lowe

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL LOWE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7 day of August, 2024.

Camille Woods

Notary Public
My Commission Expires: 3-20-28
(SEAL)

CAMILLE WOODS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

RETURN TO:

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, **Margaret R. Means**, 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 August 7, 2024.

Affiant Signature

Date 8/13/24

State of TN

County of Davidsn

Sworn to and subscribed before me this 13th day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25

CANDIS A. THORNTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/07/2025
DAVIDSON COUNTY