This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch # 1183821 DEEDQC
09/20/2024 10:02:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240920-0072982

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Colleen S. Dixon & Janet D. Coleman, Co-Trustees 6509 Grayson Court Nashville, Tennessee 37205	SAME	11514000400

I, **SUE COLLEEN DIXON,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **THE COLLEEN S. DIXON LIVING TRUST UAD SEPTEMBER 18, 2024,** in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 807 on the Plan of Revision Plan of a portion of West Meade Farms, Inc- Section IX, a Resubdivision of Lots 808 through 811 & 815 through 822, on the plan of West Meade Farms, Inc- Section IX of record in Plat Book 2663, Page 57, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ronald R. Dixon and Sue Colleen Dixon by Warranty Deed from Music City Holdings, LLC, of record in Instrument No. 2018122000123934, Register's Office for Davidson County, Tennessee. Ronald R. Dixon having since passed away on March 12, 2024, vesting title in Sue Colleen Dixon as sole surviving tenant by the entirety.

Subject to all matters of record affecting the premises

This deed was prepared based on information provided by the parties and without the benefit of a title search.

This is property known as: 6509 Grayson Court, Nashville, TN 37205

IN WITNESS WHEREOF, I have hereunto set my hand on this the 18th day of September, 2024.

Sue Colleen Dixon
SUE COLLEEN DIXON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sue Colleen Dixon, the bargainor, 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 seal on this 18th day of September, 2024.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires 10/4/27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Colleen S. Dixon

Affiant

Subscribed and sworn to before me, this the 18th day of September, 2024.

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27