ADDRESS NEW OWNER:
Rhonda L. Martocci
7808 Old Charlotte Pike
Nashville, Tennessee 37209

Karen Johnson Davidson County
Batch # 1201094 DEEDQC
11/04/2024 11:56:16 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241104-0085477

SEND TAX BILLS:
NEW OWNER
Same as above

Map and Parcel Numbers:
113 00 0 111.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **JIMMIE CORDELL DIXON,** hereinafter called the "Grantor", his heirs and assigns, by these presents do hereby quitclaim and convey unto **RHONDA L. MARTOCCI,** hereinafter called the "Grantee", her heirs and assigns, all right, title and interest in and to the following tract or parcel of real estate situated in Davidson County, Tennessee, and more particularly described as follows, to wit:

Land in the 8th Civil District of Davidson County, Tennessee, being described according to a survey of S. H. Hutchison, dated September 1, 1970, as follows: Beginning at a point in the center of Brook Hollow Road said point being the southeast corner of the property conveyed to Ula Gorden Pedigo and wife, by deed from P. H. Stevens, of record in Book 1560, Page 121, said Register's Office; thence with said Brook Hollow Road south 52 degrees east 83 feet to a point; thence, with the northwesterly line of property retained by Roy Stevens, et ux, north 73 degrees east 322 feet to an iron stake in the westerly line of property conveyed to Carl L. Stevens and wife, by deed from P.H. Stevens, of record in Book 2649, Page 45, Register's Office for said County; thence, with the westerly line of said Carl L. Stevens property north 12 degrees west 115 feet to a stake and elm pointer, a corner of the property conveyed to Leonard H. Stevens, et al, by deed of record in Book 2901, Page 527, said Register's Office; thence, with said Leonard R. Stevens' southerly line north 75 degrees 30 minutes west 327 feet to a stake, the northeast corner of property conveyed to Ula Gorden Pedigo and wife, by deed from P. H. Stevens of record in Book 1560, Page 121, said Register's Office; thence with said Pedigo's easterly line south 7 degrees 30' west 236 feet, more or less, to the point of beginning.

Being the same property conveyed to John Robert Anglin from the Estate of Jeanette Travis by Quitclaim Deed of record as Instrument No. 20100723-0057960, and a one-half (1/2) interest of which was further conveyed to Judy Anglin by Quitclaim Deed of record as Instrument No. 20110404-0025613.

Being the same property conveyed to Steven Dwayne Dixon (deceased January 4, 2024) by Quitclaim Deed from John Robert Anglin and Judy Anglin (deceased July 13, 2018) recorded on January 16, 2013 as Instrument No. 20130116-0005377, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jimmie Cordell Dixon by Affidavit of Heirship recorded on the 2nd day of August, 2024 as Instrument Number 20240802-0058607, Register's Officer for Davidson County, Tennessee.

This is improved property known as 7808 Old Charlotte Pike, Nashville, Davidson County, Tennessee 37209.

This conveyance is made subject to any and all restrictive covenants, easements, and setback lines that are applicable to the above-described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

Witness my hand on this the 6 day of September, 2024.

Jimmie Cordell Dixon
JIMMIE CORDELL DIXON

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jimmie Cordell Dixon,** to me known to be the person described herein and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness my hand and official seal at office this the 6 day of September, 2024.

Notary Public
My Commission expires: 1-28-26



STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

Rhonda L Martocci
RHONDA L. MARTOCCI - AFFIANT

Subscribed and sworn to before me on this the 2 day of ~~September~~ October, 2024.

STACEY ROBINSON BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026

NOTARY PUBLIC
My Commission Expires: 1-28-26

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

This Instrument was Prepared By:

Yancy Belcher, Attorney
2306 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122
(615) 773-2889