This Instrument Prepared By
and After Recording Return to:
Waddell, Cole & Jones, PLLC
P.O. Box 1700
Jonesboro, Arkansas 72403

Karen Johnson Davidson County
Batch # 1224125 DEEDWARR
01/07/2025 10:47:12 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250107-0001286

WARRANTY DEED

For AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, Bart D. Dixon and Deborah S. Dixon, husband and wife ("Grantors"), do hereby grant, bargain, sell and convey unto Bart Driver Dixon, Trustee of the Bart Dixon Living Trust and Deborah S. Dixon, Trustee of the Deborah Dixon Living Trust, ("Grantees"), Grantees' successors and assigns, all of our right, title and interest in and to the following described real estate lying in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of ESTEPP'S TWO LOT SUBDIVISION of record in Plat at Instrument No. 20111130-0093002, 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 as conveyed to Debbie Dixon and Bart Dixon, wife and husband, by Warranty Deed from Marla H. Thalheimer and John H. Thalheimer, wife and husband, by Warranty Deed of record in Instrument No. 20240702-0050019, in the Register's Office of Davidson County, Tennessee.

To have and to hold the same unto the said Grantees, and Grantees' successors and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

And Grantors hereby covenant with said Grantees that they will forever warrant and defend the title to the said lands against all lawful claims whatever.

And Grantors, for the consideration aforesaid, do hereby separately release and relinquish unto the said Grantees all their rights of dower, curtesy and homestead in and to the said lands.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THE PREPARER HAS NOT CONDUCTED A TITLE SEARCH OR TITLE EXAMINATION PER THE REQUEST OF THE PARTIES HERETO.

The words Grantor and Grantee shall include the plural where appropriate, and pronouns shall be construed according to their proper gender and number according to the context thereof.

Pursuant to T.C.A. 67-4-409(a)(1)(C)(vi), this conveyance is tax exempt as it is a conveyance from the Grantee to a revocable living trust.

IN TESTIMONY WHEREOF we have hereunto set our hands this 11 day of November 2024.

Bart D. Dixon

Deborah S. Dixon

ACKNOWLEDGMENT

STATE OF ARKANSAS)
COUNTY OF Lawrence)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Bart D. Dixon and Deborah S. Dixon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be the persons within named and that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 11 day of November 2024.

Notary Public

My commission expires: July 21, 2031.

JESSICA N. PULLIAM
Notary Public - Arkansas
Lawrence County
Commission # 12381970
My Commission Expires Jul 21, 2031

Owner Name and Address:
Bart D. and Deborah S. Dixon
607 Emery Lane
Blytheville, AR 72315

Property Address:
Tax Parcel ID No.: 091 11 0 392.0
4918 Georgia Avenue
Nashville, TN 37209

Send Tax Bills To:
Bart D. and Deborah S. Dixon
607 Emery Lane
Blytheville, AR 72315

Return To:
Waddell, Cole & Jones, PLLC
Attorneys at Law
P.O. Box 1700
Jonesboro, AR 72403

Valuation Affidavit:

I, or we, hereby swear or affirm that to the best of affiants' knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Bart D. Dixon

Deborah S. Dixon

Subscribed and sworn to before me on this 11 day of November, 2024.

Notary Public

My Commission Expires: July 21, 2031.

JESSICA N. PULLIAM
Notary Public - Arkansas
Lawrence County
Commission # 12381970
My Commission Expires Jul 21, 2031