Karen Johnson Davidson County
Batch # 1233044 DEEDQC
02/03/2025 02 37 15 PM 2 pgs
Fees $12 00 Taxes $0 00
20250203-0008071

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

ANNIE RUTH DIXON, AFFIANT

Subscribed and sworn to before me, this 27 day of January 2025.

NOTARY PUBLIC

My Commission Expires: 11/8/28

HANNAH BENSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES NOV 8, 2028

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
ANNIE DIXON, TRUSTEE 3104 Wildwood Drive Nashville, TN 37217	New Owner	Map and Parcel No.: Map 136-13 Parcel 97

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Annie Ruth Dixon, ("Grantor") do hereby quitclaim, transfer and convey unto Annie Dixon, Trustee of the Annie Dixon Revocable Trust, created October 8, 2024, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 3104 Wildwood Drive, Nashville, Tennessee 37217, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Edge-O-Lake, Section 20-A, as of record in Plat Book 5200, Page 183, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Annie Ruth Dixon from the Estate of John Edward Dixon ("Decedent") by Order for Muniment of Title recorded in the Register's Office of said county and state at Instrument No. 20190315-0023816.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 27 day of January 2025.

Annie Ruth Dixon, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Annie Ruth Dixon**, the Grantor, 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 official seal at office, this 27 day of January 2025.

Notary Public

My Commission Expires: 11/8/28

