Prepared by: John W. Crow, II, Attorney, 1503 16th Ave S, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Karen Johnson Davidson County
Batch# 1248275 DEEDQC
03/19/2025 03:59:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250319-0020054

SARAH BRION DIXON, Executrix of the ESTATE OF GINA FRANCINE DIXON

TO

WHITNEY ELISABETH DIXON and SARAH BRION DIXON

EXECUTRIX'S QUITCLAIM DEED

THIS EXECUTRIX'S QUITCLAIM DEED OF REALTY executed by and between **SARAH BRION DIXON, Executrix of the ESTATE OF GINA FRANCINE DIXON** ("Grantor"), and **WHITNEY ELISABETH DIXON and SARAH BRION DIXON, as tenants in common** ("Grantee"),

WITNESSETH:

Gina Francine Dixon died testate August 1, 2024. The Last Will and Testament of Gina Francine Dixon, executed June 17, 2024, was admitted to probate in the Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 24P1982, on October 7, 2024. The Grantor does herby transfer to Grantees all right, title, and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> BEING Unit No. 142 on the Plan of The Row at Berry Hill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Row at Berry Hill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20071120-0135916, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Row at Berry Hill Townhomes, for placement of Units, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20071120-0135916, said Register's Office, for a more complete identification and description of said unit.
>
> BEING the same property conveyed to GINA F. DIXON, unmarried, by Warranty Deed from CRAIGHEAD DEVELOPMENT, LLC, a Tennessee limited liability company, dated April 30, 2008, and recorded May 2, 2008, as Instrument No. 20080502-0044922, in the Register's Office for Davidson County, Tennessee.

THE said Gina Francine Dixon and Gina F. Dixon being one and the same person.

This is improved property known as **553 Rosedale Avenue, #142, Nashville, Tennessee 37211**.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions and By-Laws, of record in Instrument No. 20071120-0135916, said Register's Office; easements and setback lines as set forth on the above plan of record, and any other limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty this 14th day of March, 2025.

Sarah Brion Dixon

SARAH BRION DIXON,
Executrix of the Estate of GINA FRANCINE DIXON, Grantor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **SARAH BRION DIXON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal this 14 day of March, 2025.

My Commission Expires:
10/04/2027.

Trent Dillard

Notary Public



THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(1)(C)(iv) as a deed executed by an Executrix to implement a testamentary devise.

Property Owner(s) Name and Mailing Address	Person or Entity Responsible for Payment of Property Taxes
Whitney E. Dixon and Sarah B. Dixon 553 Rosedale Avenue, #142 Nashville, TN 37211	Same/Owner
Property Address	**Map and Parcel No.**
553 Rosedale Avenue, #142 Nashville, TN 37211	118-04-0-B-142

Tennessee Certification of Electronic Document

I, Ariel Ottinger, do hereby make oath that I am 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 that was executed on 3.14.25.

Affiant Signature

3.17.25
Date

State of Tennessee)
)
County of Davidson)

Sworn to and subscribed before me this 17th day of March, 2025.

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026

Notary's Signature

MY COMMISSION EXPIRES: 1.28.26