Karen Johnson Davidson County
Batch# 1260658 DEEDQC
04/16/2025 03:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250416-0029224

Prepared from information provided by the parties hereto without the benefit of title insurance or counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Attorney Douglas L. Waterman shall not be responsible for any matter that could have been resolved by a title examination or legal and/or tax related counsel. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	JRD Property Trust 426 Cedarcliff Rd. Antioch, Tennessee 37013
SEND TAX BILLS TO:	SAME
MAP-PARCEL NOS.	MAP 150-5 PARCEL 146
Prepared by:	Douglas L. Waterman, Attorney at Law, PLLC Dba Waterman Law Firm 4701 Trousdale Dr., Suite 211 Nashville, Tennessee 37220

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged,

THIS DEED, Made this 15 st day of April, 2025 by and between James L. Dixon, "Grantor", does hereby bargain, sell, release, remise, quitclaim and convey unto the JRD Property Trust dated April 15, 2025, Reva D. Dixon, Trustee(s), here as "Grantee", its heirs and assigns, with all rights, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee described real estate, to-wit;

Land in Davidson County, Tennessee, being Lot No. 233 on the plan of Chery Hills Subdivision, Section 4, as of record in Plan Book 4460, Page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Barbara F. Adkins and husband, Billy W. Adkins, by deed from James J. Brylski and wife, Maria A. Brylski of record in Book 7332, page 824, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James L. Dixon, by deed from Barbara F. Adkins and husband, Billy W. Adkins, of record in Book 9740, page 532, Register's Office for Davidson County, Tennessee.

Subject to Restrictive covenants contained in an instrument of record in Book 4512, page 212, Register's Office for Davidson County, Tennessee

Subject to any and all plats, easements, restrictions, and other matters of record.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

This is improved property known as 426 Cedarcliff Rd., Antioch, TN 37013

IN WITNESS WHEREOF, We have hereunto set my hand on this the day of 15th day of April, 2025.

James L. Dixon

James L. Dixon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **James L. Dixon,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 15th day of April, 2025.

Diane T. Waterman

Notary Public

My Commission Expires: 5-5-2025

DIANE T. WATERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00.

James L. Dixon

Affiant

Subscribed and sworn to before me this 15th day of April, 2025.

Diane T. Waterman

Notary Public

My Commission Expires: 5-5-2025

DIANE T. WATERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

Certificate of Authenticity

I, Douglas L. Waterman, do hereby make oath that I am a licensed attorney and/or 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 executed and authenticated according to law on 4/16/2025.

Date

Affiant Signature

4/16/2025

Date

State of Tennessee

County of Davidson

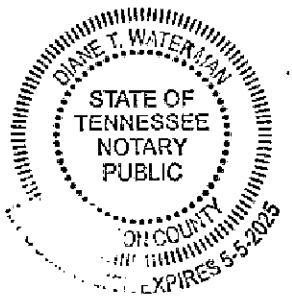
Sworn to and subscribed before me this 16th day of April, 2025.

Notary's Signature

My Commission Expires: 5-5-2025

Date

Notary's Seal (if on paper)



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