{ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{The Advantage Trust {5125 Millbrook Drive {Nashville, TN 37221	{Janice T. Dotson {Life Tenant {5125 Millbrook Drive }Nashville, TN ~~37211~~ 37221	{ Map 155-15A { Parcel 136

{This instrument prepared by: Connie Allison, Attorney at Law, 725 Cool Springs Blvd., }
{ Suite 600, Franklin, Tennessee 37067. Prepared from information furnished }
{by the parties hereto without the benefit of a title examination

Karen Johnson
Batch # 1265334
04/28/2025 11 38 48 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250428-0032463

QUITCLAIM DEED

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Janice T. Dotson, (hereinafter referred to as "Grantor") do hereby reserve a life estate for myself and quitclaim, bargain, sell and convey to The Advantage Trust, a Tennessee Grantor Trust (hereafter referred to as the "Grantee"), a certain tract or parcel of land in Davidson County, Tennessee, commonly known as 5125 Millbrook Drive Nashville, Tennessee, described as follows:

Land in Davidson County Tennessee, being Lot No.136 on the Plan of Stonemeade, Section II, as of record in Plan Book 7900, Page 525, Registrar's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed by Scott Vincent Dente' and wife Christine Swarr Dente' by Warranty Deed to Janice T. Dotson on December 8th, 1997 and recorded on December 17th 1997, in Book 10725 Page 200 in the Registrar's Office for Davidson County Tennessee.

This conveyance is made subject to declarations of covenants conditions and restrictions of record in Book 8349, Page 43 and other such matters of record including all items set out on any applicable plan of record; and further subject to Book 7900 Page 525, showing an owners certificate, certain notes, easements and setback lines, all in the Registrar's Office of Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF Williamson)

(The actual consideration or value, whichever is greater
(for this transfer is $0.00.

Janice T Dotson
Affiant Janice T. Dotson

(Subscribed and sworn to before me
(this 20th day of May 2022

Connie Allison
Notary Public

(My Commission Expires: 4/20/24

CONNIE ALLISON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this the 20th day of May, 2022

Janice T Dotson
Janice T Dotson

STATE OF TENNESSEE }
COUNTY OF Williamson }

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Janice T. Dotson, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Williamson County on this the 20th day of May, 2022

Connie Allison
Notary Public

My Commission Expires: 4/20/24

CONNIE ALLISON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY