This instrument prepared by:
Smith Sholar Milliken Matthews, PLLC
846 Conference Drive, Suite #4
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 1272307 DEEDQC
05/13/2025 09:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250513-0037431

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN MATTHEWS .PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD VOID THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
Debbie Dixon, Bart Dixon, Emily Miller and Thomas Miller	(NAME) SAME AS NEW OWNER	
(STREET ADDRESS) 4918 Georgia Avenue	(STREET ADDRESS)	091 11 0 392.00
(CITY) (STATE) (ZIP) Nashville, TN 37209	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Debbie Dixon and Bart Dixon, wife and husband,** Grantor, does hereby quitclaim and convey unto **Debbie Dixon, Bart Dixon, Emily Miller and Thomas Miller, all as tenants in common with right of survivorship**, Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

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. 201111300093002, 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 conveyed to Debbie Dixon and Bart Dixon, wife and husband by deed from Marla J. Thalheimer and John H. Thalheimer, wife and husband, of record in Instrument No. 202407020050019, Register's Office for Davidson County, Tennessee.

This is improved property known as: 4918 Georgia Avenue, Nashville, TN 37209

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 12 day of May 2025.

Affiant

My commission expires: 9/14/28
(Affix Seal)

Notary Public

LILLIAN EATMON
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

Witness my hand this 12 day of May 2025.

Debbie Dixon

Bart Dixon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of May, 2025, before me personally appeared Debbie Dixon and Bart Dixon, to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal this 12th day of May, 2025.

Lillian Eatman
Notary Public

My Commission Expires: 9/19/28

LILLIAN EATMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 **5/12/25** (date of document).

Affiant Signature

5/12/25

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this **12th** day of **May**, 20**25**.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY