# QUITCLAIM DEED

Karen Johnson
Batch # 1317558
09/02/2025 01 28 48 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250902-0069985

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0 00

Judy C Dotson

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JULY, 2025.

Notary Public
My Commission Expires 08/19/2028

CHARLES R. FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
(AFFIX SEAL)
COUNTY OF RUTHERFORD

**THIS INSTRUMENT PREPARED BY**
Charles R. Frazier, Attorney at Law, 5258B Murfreesboro Road, Lavergne, TN 37086
From information furnished by the parties

| ADDRESS OF NEW OWNER(S) AS FOLLOWS | SEND TAX NOTICES TO N E W O W N E R | MAP-PARCEL NUMBERS |
|---|---|---|
| (NAME) The China Doll Living Trust | (NAME) THE LOMAS AND NETTLETON COMPANY | #13 DA 34440 |
| (ADDRESS) 3821 Atwell Drive | (ADDRESS) 3200 Pacific Avene | MAP 59-14 |
| (CITY) (STATE) (ZIP) Nashville, TN 37207 | (CITY) (STATE) (ZIP) Virginia Beach, Virginia 23451 | PARCEL 121 |

KNOW ALL MEN BY THESE PRESENTS that Judy C. Dotson, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever **quitclaim** unto Judy C. Dotson, Trustee, or her successors in interest, of The China Doll Living Trust, dated July 7, 2025, and any amendments thereto, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No, 51 on the Plan of Haynes Manor, Section I, as of record in Book 3600, page 85, Register's Office for Davidson County, Tennessee.

SAID Lot No. 51 fronts 76.4 feet on the southwesterly side of Atwell Drive and extends back 149.10 feet on the north- westerly line and 155.2 feet on the southeasterly line to a dead line in the rear measuring 76.6 feet thereon.

Being the same property conveyed to Judy C. Dotson from John Robert Covington and wife, Ida Bell Covington by **Warranty Deed**, dated August 30th, 1978, and

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recorded September 5th, 1978, of record in Book 5333, Page 827, in the Register's Office for Davidson County, Tennessee.

This improved property is known as 3821 Atwell Drive, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO this instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises. Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

WITNESS MY HAND this 7th day of July 2025.

GRANTOR:

Judy C. Dotson

Judy C Dotson

**STATE OF TENNESSEE** )
)
**COUNTY OF RUTHERFORD** )

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Judy C. Dotson, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing QUITCLAIM DEED for the purposes therein contained.

Witness my hand and official seal this the 7th day of July 2025.

CHARLES R. FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

NOTARY PUBLIC

My commission expires: 08/19/2028

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