# QUITCLAIM DEED

Karen Johnson
Batch # 1352870
12/02/2025 02 00 20 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251202-0095497

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Minnie L. Dotson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF , 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE MARGARET R MEANS My Commission Expires on 12/2/2029

**THIS INSTRUMENT WAS PREPARED BY**

Rudy and Partnes, PLLC
2012 21st Avenue S
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Linda LeGail Williams, Donald Lovell Phillips, Tonya LaWon Phillips, and Rico Dwayne Phillips, as to a Fee Simple interest, and Minnie L Dotson, as to a Life Estate interest** | **New Owner** | |
| (NAME) **244 Cedarmont Circle,** | (NAME) | **17301011400** |
| (ADDRESS) **Nashville, TN 37211** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MINNIE L DOTSON,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **LINDA LEGAIL WILLIAMS, DONALD LOVELL PHILLIPS, TONYA LAWON PHILLIPS, AND RICO DWAYNE PHILLIPS, AS TO A FEE SIMPLE INTEREST, AND MINNIE L DOTSON, AS TO A LIFE ESTATE INTEREST** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No 10 on the Plan of Monte Carlo, Section 2 C of record in Plat Book 5200, page 66, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Bobby L Dotson and wife, Minnie L. Dotson by Warranty Deed from Jack Williams Construction Co , of recorded November 17, 1989 in Book 7986, page 627, Register's Office for Davidson County, Tennessee

Bobby L. Dotson died February 10, 1998 and subject property vested in Minnie L Dotson, surviving tenant by the entirety. See also Survivorship Affidavit on record in Instrument Number 20100909-0071760, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **244 Cedarmont Circle, Nashville, Tennessee 37211**

Witness my/our hand(s) this the 26 day of Nov., 2025

Minnie L. Dotson
Minnie L Dotson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the

Notary Public
My Commission Expires
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

**RETURN TO:**
Rudy and Partnes, PLLC
2012 21st Avenue S
Nashville, TN 37212