Karen Johnson Davidson County
Batch# 1362671 DEEDQC
12/30/2025 08:42:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20251230-0103266

File No: 2004911835
Grantor's Loan No. _____

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.
The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Lauren Nicole Dixon, 615 Old Hickory Blvd Unit 739, Nashville, TN 37209

This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 114 15 1B 072.00

QUITCLAIM DEED

Lauren Nicole Dixon, unmarried, and **Venessa Naiker Dixon,** unmarried, ("Grantor"), of 615 Old Hickory Blvd Unit 739, Nashville, TN 37209, for and in consideration of $0.00 (Zero Dollars and Zero Cents), conveys and quitclaims to **Lauren Nicole Dixon,** unmarried, ("Grantee"), whose tax mailing address is 615 Old Hickory Blvd Unit 739, Nashville, TN 37209, with quitclaim covenants, his/her/their interest in the following described real estate in the County of Davidson, State of Tennessee:

TRACT 1
LAND IN DAVIDSON COUNTY, TENNESSEE BEING TOWNHOME LOT 72 PRIVATE ELEMENT OF HARPETH HEIGHTS TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, HAVING BEEN ESTABLISHED PURSUANT TO TENNESSEE CODE ANNOTATED 66- 27-101, ET. SEQ. BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HARPETH HEIGHTS TOWNHOMES, APPEARING OF RECORD IN INSTRUMENT NO. 202111050148324, AMENDED IN INSTRUMENT NO. 20220314-0029617 AND INSTRUMENT NO. 202212120128620, AND INSTRUMENT NO. 20230426-0030536, AND INSTRUMENT NO. 20240501-0031748 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH SUCH RIGHTS AND INTEREST

IN THE LIMITED COMMON ELEMENTS AND TOWNHOME COMMON ELEMENTS ASSOCIATED WITH OWNERSHIP OF SAID TOWNHOME AS SET FORTH IN THE SAID DECLARATION, OF WHICH REFERENCE TO THE DECLARATION AND ITS EXHIBITS IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF THE TOWNHOME, THE RIGHTS AND OBLIGATIONS OF THE DEVELOPER AND THE TOWNHOME OWNERS, AND THE BY-LAWS OF THE TOWNHOME ASSOCIATION.

REFERENCE IS HEREBY ALSO MADE TO FINAL SUBDIVISION PLAT OF HARPETH HEIGHTS OF RECORD IN INSTRUMENT NO. 20210519- 0067525, AS CORRECTED BY SURVEYORS CERTIFICATE OF CLARIFICATION IN INSTRUMENT NO. 20231006-0079095, AND ANY AMENDMENTS THERETO, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THE PROPERTY WITHIN WHICH IS SUBJECT TO THE ABOVE-REFERENCED DECLARATION, AND THE REFERENCED PLAT.

Parcel No 114 15 1B 072.00

Property Address is: 615 Old Hickory Blvd Unit 739, Nashville, TN 37209

BEING THE SAME PROPERTY CONVEYED TO LAUREN NICOLE DIXON, AN UNMARRIED WOMAN, AND VENESSA NAIKER DIXON, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP FROM BEAZER HOMES, LLC, A DELAWARE LIMITED LIABILTY COMPANY, BY WARRANT DEED DATED 05/09/2024, RECORDED 05/09/2024, DEED INSTRUMENT NO. 20240509-0034321, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on 17th day of December, 2025:

Lauren Nicole Dixon

Lauren Nicole Dixon

Venessa Naiker Dixon

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Lauren Nicole Dixon** ~~and **Venessa Naiker Dixon**~~ (ND), personally known to me, or has produced Driver's License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 17th day of December, 2025.

Shatika Brady
Notary Public

SHATIKA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 5/8/2029

(ND)

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of CONTRA COSTA }

On 12 19 2025 *Date* before me, VAL Wiley Notary Public *Here Insert Name and Title of the Officer*

personally appeared VENESSA NAIKER DIXON *Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

VAL WILEY Comm. #2511245-Mfr. #NNA1 Notary Public CALIFORNIA Contra Costa County My Comm. Exp. Feb 19, 2029

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ *Signature of Notary Public*

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: QUITCLAIM DEED
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Lauren Nicole Dixon
Affiant

Subscribed and sworn to before me on this the 17th day of December, 20 25.

Shatika Brady
Notary Public

My Commission Expires: 5/8/2029

SEAL

SHATIKA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Amy Cox, 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 12/17/25 (date of document).

Affiant Signature

12/19/2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 19 day of DECEMBER, 2025.

Beth Ann Henderson Notary's Signature

MY COMMISSION EXPIRES 05/23/2029

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Beth Ann Henderson, Notary Public
Allegheny County
My Commission Expires 5/23/2029
Commission # 1069923