Karen Johnson Davidson County
Batch# 1386964 DEEDWARR
03/02/2026 09:54:30 AM 4 pgs
Fees: $23.00 Taxes: $980.50
20260302-0015990

This instrument prepared by Jason A. Gang, Esq., for Smolar Andriko Law Group, 1245 Hewlett Plaza #478, Hewlett, NY 11557, Tennessee Bar ID: 038362

Record and Return to: Potomac Title Group Services, 14950 Washington Street, Suite 201 Haymarket, VA 20169

Order Number: 3-26-49840

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **YOLANDA DENISE ALBRITTEN, as Administratrix of the Estate of MATTIE GWENDOLYN DIXON a/k/a MATTIE DIXON,** for Two Hundred and Sixty-Five Thousand Dollars and Zero Cents ($265,000.00) and other valuable consideration paid, warrants the title against all person whomsoever and do(es) hereby convey(s) unto the Grantee(s), **YOLANDA DENISE ALBRITTEN**, married, whose address is 1055 Sinatra Drive, Nolensville, TN 37135, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Land in Davidson County, Tennessee, being Lot No. 66, as shown on the map entitled Phase One, Lakeridge, of record in Plat Book 7900, Page 962, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING that same property conveyed from **JOSEPH W. WALKER** and wife, **DIANE G. WALKER**, married, by deed to **MATTIE DIXON**, unmarried, dated October 3, 2003, recorded October 8, 2003, in Cuyahoga County Records, as Instrument No. 20031008-0149509

WHEREAS the said **MATTIE GWENDOLYN DIXON** died intestate on November 8, 2024, as evidenced by a Death Certificate issued by the State of Tennessee, thereby devising her interest in the property described herein to her heirs at law, **GARY DIXON**, **ALLEN DIXON**, and **YVETTE TISDALE**.

PCL3-26-49840DWAR01010104

WHEREAS Letters of Administration were granted on April 23, 2025, appointing **YOLANDA ALBRITTEN** a/k/a **YOLANDA DENISE ALBRITTEN** as Administratrix of the ESTATE OF **MATTIE GWENDOLYN DIXON**, Case No. 25P584 in Davidson County, Tennessee.

WHEREAS, Order Declaring Estate Insolvent and Approve Sale of Real Estate for The Estate of **MATTIE GWENDOLYN DIXON**, was ordered on October 2, 2025, granting **YOLANDA ALBRITTEN** to purchase the estate, Case No. 25P584 in The Seventh Circuit (Probate) Court, for Davidson County., Tennessee.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that he/she/they is/are lawfully seized of the above-described real estate, that he/she/they has good right to sell and convey the said real property and that the property is unencumbered except as to:

All easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 109-01-0A-017-00

Street address of property: 3712 Lakeridge Pass, Nashville, TN 37214

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20031008-0149509 in the Register's Office, Davidson County, Tennessee.

Mail Tax Statements to: Yolanda Denise Albritten, 1055 Sinatra Drive, Nolensville, TN 37135

(THIS SPACE LEFT INTENTIONALLY BLANK)



Signed this 25 day of February, 2026,

Signature(s) of Grantor(s):

Yolanda Denise Albritten, Administratrix

Yolanda Denise Albritten, as Administratrix of the Estate of Mattie Gwendolyn Dixon a/k/a Mattie Dixon

STATE OF Tennessee, COUNTY OF Williamson, SS:

BE IT REMEMBERED That on this 25 day of February, 2026 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Yolanda Denise Albritten, as Administratrix of the Estate of Mattie Gwendolyn Dixon a/k/a Mattie Dixon**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her/their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

J. WARREN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
May 8, 2028

PCL3-26-49840DWAR01010304

OATH OF CONSIDERATION

I, Yolanda Denise Albritten, the Affiant(s), hereby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Two Hundred and Sixty-Five Thousand Dollars and Zero Cents ($265,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 25 day of February, 2024,

Signatures of Affiant(s):

Yolanda Denise Albritten

Yolanda Denise Albritten

Sworn and subscribed before me this 25 day of February, 2024.

Notary Public

J. WARREN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
May 8, 2028

PCL3-26-49840DWAR01010404