Karen Johnson Davidson County
Batch# 1414176 DEEDWARR
05/01/2026 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20260501-0038906

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LMJ-38831-26

WARRANTY DEED

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES NOVEMBER 17, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of APRIL, 2026

NOTARY PUBLIC

My commission expires: 11/17/2027

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clifton Revocable Living Trust dated March 22, 2018 6104 Innes Trace Rd. Louisville, KY 40222	Same address as new owner	094-01-0-456

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($450,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SUZANNE DIXON, TRUSTEE OF THE DIXON FAMILY TRUST UAD DATED DECEMBER 26, 1995**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CLIFTON REVOCABLE LIVING TRUST DATED MARCH 22, 2018, AS AMENDED,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 69 on the Plan of Shelby Village No. Three, of record in Plat Book 2083, page 6, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Suzanne Dixon and C. Haskell Dixon, Trustees of the Dixon Family Trust UAD December 26, 1995, by Quitclaim Deed from C. Haskell Dixon and wife, Suzanne Dixon, dated April 24, 2019, and recorded April 24, 2019, in Instrument No. 20190424-0037714, said Register's Office.

Being the same property conveyed to C. Haskell Dixon and wife, Suzanne Dixon, by Warranty Deed from Richard D. Westfield and wife, Mary Lynn Westfield, dated January 26, 2000, and recorded January 27, 2000, in Instrument No. 20000127-0009055, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 1602 Electric Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 30th day of April, 2026

GRANTOR(S)

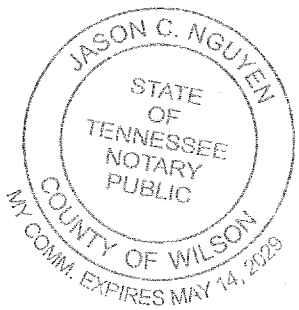
The Dixon Family Trust UAD dated December 26, 1995

By: _____
Suzanne Dixon, Trustee

STATE OF TENNESSEE
COUNTY OF **WILSON**

Personally appeared before me, a Notary Public, Suzanne Dixon, Trustee of the Dixon Family Trust UAD dated December 26, 1995, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30th day of APRIL, 2026.



_____
Notary Public

Jason C. Nguyen
Printed Notary Name

My commission expires: 5/14/29

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 April 30, 24 (date of document).

Jennifer Pennell

April 30, 2024

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this April 30, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal