Karen Johnson
Batch # 1418646
05/11/2026 10:18:31 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260511-0042133

Michelle W. Kendig State of Tennessee Notary Public Williamson County (Notary Stamp)	STATE OF TN COUNTY OF Williamson The actual consideration or value for this transfer is $-0- Affiant Subscribed and sworn to before me, this 27th day of April, 2026. Michelle W Kendig Notary Public My commission expires: 9/9/29

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd. Ste. 102, Hendersonville, TN 37075

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
The Venessa N. Dixon 2025 Living Trust	**New Owner**	**172-01-0A-125.00-CO**
616 Copperfield Ct.		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, I, **Venessa Dixon, unmarried woman** (hereinafter the "Grantor"), hereby quitclaim and convey to **Venessa Dixon, Trustee of the Venessa N. Dixon Living Trust, Dated November 25, 2025** (hereinafter the "Grantee") his heirs and assigns, any and all right, title and interest that I have in and to the following real property located in **Davidson** County, Tennessee, being further described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 125 on the plan of Copperfield Revised, of record in Plat Book 6900, Pages 555-559, Register's Office for Davidson County, Tennessee, to which reference is made for a more particular description.

Being the same property conveyed by Vanessa Dixon, an unmarried woman, by Warranty Deed from JRB Realty, LLC, a Tennessee Limited Liability Company and Heva, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20251229-0102518 in the Register's Office for Davidson County, Tennessee, dated December 22, 2025, and recorded on December 29, 2025. Scriveners Affidavit correcting name to Venessa Dixon, of record in Instrument No 20260123-0006119 in the Register's Office of Davidson County, Tennessee, dated January 22, 2026 and recorded on January 23, 2026.

BEING also known as **616 Copperfield Ct. Brentwood, TN 37027.**

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument has been prepared based solely upon information provided by the parties herein, and unverified by the preparer. This instrument has been prepared without the benefit of a title search and no warranties or representations are made by the Grantor nor the preparer of this document in any manner whatsoever.

IN WITNESS WHEROF I have hereunto set my hand this 27th day of April, 2026.

Venessa Dixon

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Venessa Dixon**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 27th day of April, 2026.

Notary Public
My Commission Expires: 9/9/29

Michelle W. Kendig
State of Tennessee Notary Public
Williamson County