Karen Johnson Batch # 1452749 07/30/2026 12:37:42 PM Fees: $12.00 Taxes: $0.00 20260730-0070285 Davidson County DEEDQC 2 pgs	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF July 2026. Notary Public MY COMMISSION EXPIRES: 1/22/2030 (AFFIX SEAL) JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE JEANIE LYNN DIXON REVOCABLE LIVING TRUST	**SAME**	**128-13-0-A-127.00-CO**
(NAME) **127 Westfield Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Jeanie L. Dixon, widowed,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Jeanie Lynn Dixon, Trustee of THE JEANIE LYNN DIXON REVOCABLE LIVING TRUST, dtd 07/28/2026,** established by **The Trust Agreement of THE JEANIE LYNN DIXON REVOCABLE LIVING TRUST, dtd 07/28/2026,** as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 127 ON THE PLAN OF WESTFIELD CONDOMINIUMS (FORMERLY THE HAMLET). OF RECORD IN BOOK 6250, PAGE 590 AND THE FIRST REVISION THEREOF IN BOOK 6250, PAGE 748, AS FURTHER SHOWN AND DESCRIBED IN AN AMENDED DOCUMENT OF RECORD IN BOOK 6831, PAGE 982, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN AND RECORD THEREOF ARE INCORPORATED AND MADE A PART HEREOF BY REFERENCE.

THIS BEING THE SAME PROPERTY CONVEYED TO JAMES MADDOX BY DEED FROM VIRGINIA H. SAWDEY OF RECORD IN BOOK 20111019- 0081155, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

Further being the same property conveyed to William Terry Dixon and wife, Jeanie L. Dixon from James Maddox, an unmarried person, by Warranty Deed dated October 9, 2014, of record in Instrument No. 20141014-0094624, Register's Office for Davidson County, Tennessee.

The said William Terry Dixon having died on April 18, 2026, leaving his wife, Jeanie L. Dixon, as widow and as the sole tenant by the entirety. Further, Jeanie L. Dixon and Jeanie Lynn Dixon are one in the same person for purposes of this transaction.

SUBJECT to the Plat of record in Book 6250, Page 590, and Book 6250, page 748, Register's Office for Davidson County, Tennessee; SUBJECT to Restrictions of record in Book 6551, page 988, of said Register's Office; SUBJECT to an Amended Charter of record in Book 6746, page 677; SUBJECT to the Master Deed of record in Book 6678, page 771, of said Register's Office as amended in Book 6736, page 110, Book 6831, page 982, Book 6801, page 962, Book 7271, page 256, Book 9608, page719, and Book 9608, page 719, all of said Register's Office; SUBJECT to an Easement and Right of Way of record in Book 4851, page 918, of said Register's Office; SUBJECT to an Easement for Sewer of record in Book 6551, page 981, of said Register's Office and SUBJECT to an Easement for Public Utilities of record in Book 7803, page 694, of said Register's Office.

This conveyance is subject to the taxes for the current year and subsequent years; any and all additional easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

Unimproved ( )
This is improved (X) property, known as: **127 Westfield Drive, Nashville, TN 37221.**

Witness our hands, this the 28th day of July, 2026.

x Jeanie L. Dixon
Jeanie L. Dixon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeanie L. Dixon** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 28th day of July, **2026.**

My Commission Expires: 1/22/2030

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030