WARRANTY DEED

PENNY CROOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,750.00

Katrina Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JANUARY, 2003.

Notary Public

MY COMMISSION EXPIRES: 4/25/04
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/03/03 09:55 2pgs
Fees:13.00 Taxes:87.88

20030203-0014258

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

B-3307

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruth Chodniewicz	Ruth Chodniewicz	172-08-0 007.00
(NAME)	(NAME)	
5919 Kinsdale Drive	1 Cooper Lane, P. O. Box 574	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Chester, NJ 07930	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, The Estate of Joe Dotson aka Joseph L* HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ruth Chodniewicz, a single person, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*Dotson and Randall Dotson as Executor and Individually

Land in Davidson County, Tennessee, being Lot 104, of Forest Acres Estates, Section One, of record in Book 3700, page 2, said Register's Office.

Being part of the same property conveyed to Joe Dotson and wife, Mary Estelle Dotson by deed, dated December 11, 1967 from Ernest M. Hawkins, Mrs. Mary and Hawkins Rusich and Mrs. Florence Hawkins Borland, being all the Heirs at Law of Annie Mae Kennedy Hawkins of record in Book 4202, page 364, Register's Office for Davidson County, Tennessee.

Last will and Testament for Joseph K. Dotson of record in Book 10952, page 250, said Register's Office.

Death Certificate for Mary Estelle Dotson of record in Book 10952, page 254, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☒

This is improved ☐ property, known as 5919 Kinsdale Drive, Nashville, TN

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 24th day of January, 2003.

The Estate of Joe Dotson aka Joseph L. Dotson

By: Randall Dotson
Randall Dotson, Executor and individually

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Randall Dotson with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the Executor respectively of the The Estate of Joe Dotson* and Mary Estelle Dotson the within named bargainor, and corporation, and that he/she as such Executor being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Randall Dotson as such Executor .

*aka Joseph L. Dotson and as an individual

Witness my hand and official seal on this the 24th day of January, 2003.

Notary Public

My Commission Expires: 9/25/04

PENNY CROOK
NOTARY
PUBLIC
AT
LARGE
DAVIDSON COUNTY, TENNESSEE

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027