Karen Johnson Davidson County
Batch# 253672 DEEDWARR
07/08/2019 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20190708-0066153

This Instrument Prepared By:
Concord Title
664 Sango Road
Clarksville, TN 37043
File No. C20191816
After Recording Return To:
Lakeside Title & Escrow, LLC
854 Wren Road
Goodlettsville, TN 37072

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$ 295,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 28th day of June, 2019.

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public
My Commission Expires: 4-17-2023

WARRANTY DEED

THIS INDENTURE, made this 28th day of June, 2019, among:

NANCY BENTON, UNMARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

CARRIE L. DODSON, A SINGLE WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 185 on the Plan of Phase Two Villages of Brentwood of record in Plat Book 6250, Page 169, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nancy Benton, unmarried by Warranty deed from Mark A. Marshall, married of record in Instrument No. 20060518-0058445 Register's Office for Davidson County, Tennessee, dated May 15, 2006 and recorded on May 18, 2006.

Being also known as 5028 English Village Drive, Nashville, Tennessee 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

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

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Nancy Benton

Nancy Benton

State of Tennessee
County of ~~Davidson~~ Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Nancy Benton, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of June, 2019.

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Bethany D Scott

Notary Public
My Commission Expires: 3/7/22

Owner Name & Property Address:

Name: Carrie Lane Dodson
Address: 5028 English Village Drive
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: Carrie Lane Dodson
Address: 5028 English Village Drive
City, State, Zip: Nashville, TN 37211

Tax ID: 161-10-0A-103.00-CO

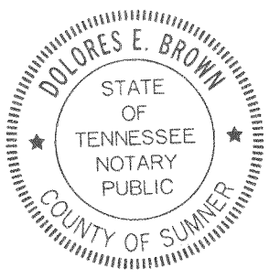
True Copy Certification

I, **Melissa Turecki**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Melissa Turecki

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Dolores E. Brown,** a notary public for this county and state, **Melissa Turecki,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Dolores E. Brown

My Commission Expires:
4-17-2023

SEAL