Karen Johnson Davidson County
Batch# 300133 DEEDWARR
10/14/2019 08:40:08 AM 2 pgs
Fees: $13.00 Taxes: $714.10
20191014-0104772

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Norman Lee & Doncella R. Rodgers 521 Alta Loma Rd. Goodlettsville, TN 37072	Norman Lee & Doncella R. Rodgers 521 Alta Loma Rd. Goodlettsville, TN 37072	033040-044.00

THIS INDENTURE, made this 30th day of September, 2019 between

Gloria M. Dyer, unmarried

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Norman Lee Rodgers and wife, Doncella R. Rodgers

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 29 on the Map of Goodlettsville Heights, Section 4, as of record in Book 2133, page 44, Register's Office for Davidson County, Tennessee. Said Lot No. 29 fronts 97.1 feet on the westerly side of Alta Loma Road and extends back between lines 314.9 feet on the southerly line and 325 feet on the northerly line to a dead line measuring 148.6 feet thereon.

Being the same property conveyed to Teddy Joe Dyer by Warranty Deed dated 10/31/80 from Gary W. Millsaps and wife, Peggy M. Millsaps of record in Book 5676, Page 441 and further conveyed to Gloria M. Dyer by Quitclaim Deed dated 8/15/2006 from Teddy Joe Dyer of record in Instrument No. 20060815-0100525, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 521 Alta Loma Rd., Goodlettsville, TN 37072.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2019 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

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 said Grantor hereunder sets his/her hand and seal the day and year first above written.

Gloria M. Dyer

Gloria M. Dyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Gloria M. Dyer, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 30th day of September, 2019.

Karen B. Heavener

Notary Public
My Commission Expires: 7/3/23



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $193,000.00.

Gloria M. Dyer

Affiant

Sworn to and subscribed before me, this 30th day of September, 2019.

Karen B. Heavener

Notary Public
My Commission Expires: 7/3/23

