Karen Johnson Davidson County
Batch# 333988 DEEDWARR
12/23/2019 01:18:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20191223-0132451

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Oscar Perez
412 Calumet Court
Nashville, TN 37013
SEND TAX BILLS TO:
Fairway Independent Mtg
P.O. Box 117298
Carrollton, TX 75011

WARRANTY DEED

(Map 150-14-0A; Parcel 008.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **KATHLEEN ELIZABETH OWEN, an unmarried woman, and JOEL ERIK DIXON, an unmarried man, tenants in common with rights of survivorship**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **OSCAR PEREZ, a single man,** hereinafter referred to as "Grantees", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being Lot No. 8, on the Plan of the Final Plat of Calumet, Phase One, of record in Plat Book 6900, Page 673, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Kathleen Elizabeth Owen, an unmarried woman, and Joel Erik Dixon, an unmarried man, tenants in common with rights of survivorship, by Warranty Deed dated March 26, 2018, from Cheryl M. Williams, an unmarried woman, recorded March 29, 2018 in Instrument No. 20180329-0029245, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 412 Calumet Court, Nashville, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2019 real property taxes which will be prorated at closing and paid by the Grantors.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDs and signatures on this the 20th day of December, 2019.

KATHLEEN ELIZABETH OWEN

Joel Erik Dixon - By

JOEL ERIK DIXON by
KATHLEEN ELIZABETH OWEN, his Attorney in Fact

His AIF

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 Katie Elizabeth Owen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained; and who further acknowledged that she executed the foregoing instrument on behalf of Joel Erik Dixon, and acknowledged that she executed the same as the free act and deed of the said Joel Erik Dixon, for the purposes therein contained, by virtue of a Power of Attorney recorded in Record Book 201912230132450 in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 20th day of December, 2019.

Notary Public

LESLIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: **June 21, 2022**

(SEAL)

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $230,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 20th day of December, 2019.

Notary Public

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission Expires: 9/24/21

File No. GTS1-2019-873

True Copy Certification

I, Michelle W. Locke, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michelle W Locke

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amber Roberts, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amber Roberts

Notary Public

My Commission Expires: 8/29/20

