(2)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS:

Evan P. Dickert and
James E. Dubois
100 Rebecca Court
Franklin, TN 37064

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY
PREPARED BY:
TRI-STAR TITLE CO., LLC.
213 W. MAIN ST., SUITE 1
P.O. BOX 337
WOODBURY, TN 37190

MAP/ PARCEL: 043-09-0-076.00

Karen Johnson Davidson County
Batch# 415593 DEEDWARR
06/16/2020 11:38:13 AM 2 pgs
Fees: $13.00 Taxes: $148.00
20200616-0062030

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **BERTHA MAE MANUS a/k/a BERTHA MANUS PACE, a single person,** has this day bargained and sold and do hereby transfer and convey unto, **EVAN P. DICKERT and JAMES E. DUBOIS, as tenants in common,** their heirs and assigns, a certain tract or parcel of realty situated in Davidson County, Tennessee and being more particularly described as follows, to-wit:

BEING Lot No. 12 of Block "A" on the Plan of Overlook Estates of record in Book 843, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

FOR source of title to said realty reference is made to Warranty Deed from Jeff Pearles to Bertha Mae Manus, dated January 3, 2006 as Instrument No. 20060105-0001620, Register's Office, Davidson County, Tennessee.

THIS property is subject to all matters shown on plan of record in Book 843, Page 105, Register's Office, Davidson County, Tennessee.

THIS property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

POSSESSION of premises with delivery of deed.

REAL PROPERTY TAXES for 2020 will be prorated between the parties herein.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

I further covenant with the said grantees, that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same, and that it is unencumbered except for the 2020 real property taxes which taxes have been prorated between the parties herein and the grantor having paid her pro-rata share unto the grantees; the grantees assume and agree to pay the same when due.

I do further covenant and bind myself, my heirs and assigns to forever warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, forever, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this 12th day of June, 2020.

Bertha Manus Pace
BERTHA MANUS PACE
By: Kay Bowen Attorney in Fact
KAY BOWEN, Attorney-in-Fact

STATE OF TENNESSSEE)
: ss.
COUNTY OF CANNON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **KAY BOWEN,** bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing (WARRANTY DEED) instrument on behalf of **BERTHA MANUS PACE** and for the purposes therein contained by virtue of a Power of Attorney, duly executed by the same **BERTHA MANUS PACE** and appearing of record in **Record Book** _____, **Page** _____, Register's Office for Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL at Woodbury, Tennessee, this the 12th day of June, 2020.

Tracey Gullett
NOTARY PUBLIC

My commission expires: 1/24/21

TRACEY GULLETT STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $ 40,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Anita C. Parton
AFFIANT

Sworn to and subscribed before me, this the 11th day of June, 2020.

Tracey Gullett
NOTARY PUBLIC

My Commission Expires: 1/24/21

TRACEY GULLETT STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY