WARRANTY DEED

Karen Johnson Davidson County
Batch# 443934 **DEEDWARR**
07/24/2020 02:57:40 PM 2 pgs
Fees: $13.00 Taxes: $728.90

20200724-0081723

J-SB-JP-20-4259

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
New Again Renovations, LLC	**New Owner**	
(NAME) **2644 Dilton Mankin Rd.**	(NAME)	**075-06-0-075.00**
(ADDRESS) **Murfreesboro, TN 37127**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICKY NEWELL SISK, MARRIED AND JOAN DIXON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NEW AGAIN RENOVATIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 308 on the Plan of Hermitage Estates, Section II of record in Plat Book 3700, Page 23, as amended by instrument of record in Book 4152, Page 618, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 308 fronts 80.3 feet on the Southwesterly margin of Samoa Drive and runs back between lines measuring 151.25 feet on the Northeasterly line and 157.55 feet on the Southwesterly line to a dead line measuring 80.6 feet thereon.

Being the same property conveyed to Joan Roberson, for her sole and seperate estate by Warranty deed from Howard K. Caplenor, Jr., and wife, Rebecca B. Caplenor of record in Book 5194, page 698, Register's Office for Davidson County, Tennessee, dated August 26, 1977 and recorded on September 08, 1977.

Being the same property conveyed to Ricky Newell Sisk by Quitclaim deed from Joan Roberson, a single woman of record in Book 8363, page 383, Register's Office for Davidson County, Tennessee, dated May 30, 1991 and recorded on May 31, 1991.

Being the same property conveyed to Ricky Newell Sisk, a married man and Joan Dixon as to her life estate interest by Quitclaim deed from Ricky Newell Sisk, a married man and Joan Dixon f/k/a Joan Roberson as to her life estate interest of record in Instrument No. 20110513-0036891 Register's Office for Davidson County, Tennessee, dated April 28, 2011 and recorded on May 13, 2011.

**Said property is not the principal residence of Ricky Newell Sisk.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3700, Page 23, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3924, Page 25 and Book 3952, Page 881, Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4259 Samoa Dr., Hermitage, Tennessee 37076**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 22nd DAY OF JULY, 2020.

Ricky Newell Sisk

Joan Dixon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 22nd of July, 2020.

Notary Public
My Commission Expires: 5-2-22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 22nd of July, 2020.

Notary Public
My Commission Expires: 5-2-22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212