Karen Johnson Davidson County
Batch# 473690 DEEDWARR
09/11/2020 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20200911-0103557

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61208
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Troy Dixon Keana Dixon 616 Andrew Rucker Lane Nashville, TN 37211	MOVEMENT MORTGAGE, LLC 8024 CALVIN HALL RD INDIAN LAND, SC 29707

TAX MAP PARCEL NUMBERS: 161140A02100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$455,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Melody Mercer and husband, Gregory A. Mercer,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Troy Dixon and Keana Dixon, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Thrible Springs Estates, Phase I, of record in Book 6900, page 313, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Melody Mercer and husband, Gregory A. Mercer, by Warranty Deed from Mary L. Merritt dated February 12, 2015 and recorded on March 4, 2015, of record in Inst. No. 20150309-0020123, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2020, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, page 313, said Register's Office, to which Plan reference is made for more complete details of description; The Declaration of Covenants, Conditions and Restrictions of record in Book 7231, page 59, amended in Book 8655, page 48, re-recorded in Book 8676, page 537, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Thrible Springs Estates Homeowners Association, Inc. of record in Book 7148, page 179, said Register's Office.

This is improved property, known as 616 Andrew Rucker Lane, Nashville, TN 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of September, 2020.

Melody Mercer

Gregory A. Mercer

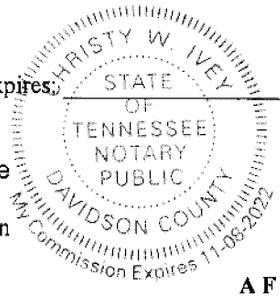
State of Tennessee

County of Davidson

On this 4th day of September, 2020, before me the undersigned authority, personally appeared Melody Mercer and Gregory A. Mercer, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:



State of Tennessee

County of Davidson

AFFIDAVIT

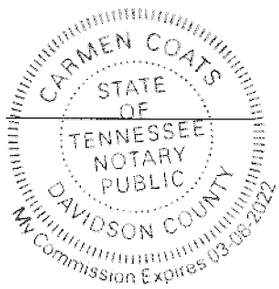
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $455,000.00.

Affiant

Sworn and subscribed before me this 4th day of September, 2020.

Notary

My Commission Expires:



True Copy Certification

I, **Angie Lawless**, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

