RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

NEW OWNER:
Andrew Scott Dixon
6141 Marler Road
Nashville, TN 37221

FILE NO: 20-348

SEND TAX BILLS TO:

New Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 570,000.00.

Andrew Scott Dixon
Affiant

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-8-64

(AFFIX SEAL)

MAP & PARCEL
156-00-0-051.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 497860 **DEEDWARR**
10/19/2020 09:54:06 AM 2 pgs
Fees: $13.00 Taxes: $2,109.00

20201019-0121194

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FIVE HUNDRED SEVENTY THOUSAND AND 00/100 DOLLARS ($570,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **George Widuch and Sharon Widuch, husband and wife** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Andrew Scott Dixon, single man** ("Grantees"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in the 9th Civil District of Davidson County, State of Tennessee, being Lot No. 30 on the Plan of Harpeth Heights, Section 5, not of record, described according to a survey made by Hal R. Swann, Jr. Surveyor, October 26, 1963, and revised June 21, 1965, as follows:

Beginning at a point on the Northerly margin of Marler Road, 193.1 feet Southerly from the Southwest corner of Lot No. 20 on said plan conveyed to Alvin W. Terrell and Son, Inc. by deed from E. U. Buchi and wife, of record in Book 3882, Page 487, Register's Office for said County: thence with the Northerly margin of said Road Eastwardly 136.5 feet; thence Northwardly 252.7 feet to the Southeast corner of said Lot No. 20; thence with the line between said Lots Nos. 20 and 30 Westwardly 146 feet to the Southwest corner of said Lot No. 20; thence Southwardly 193.1 feet to the beginning.

Being the same property conveyed to George Widuch and Sharon Widuch, husband and wife by Warranty Deed from Joseph Behling and Sandy Behling, husband and wife of record in Instrument

No. 20120515-0041827 Register's Office for Davidson County, Tennessee, dated May 11, 2012 and recorded on May 15, 2012.

Being also known as 6141 Marler Road, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 16 day of October, 2020.

George Widuch
George Widuch

Sharon Widuch
Sharon Widuch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, George Widuch and Sharon Widuch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16 day of October, 2020.

Hunter B. Thrasher
NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY