WARRANTY DEED

BAIRD-H20541

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19th DAY OF November, 2020.

(Affix Seal) Notary Public

My Commission Expires: 4/19/21

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID:
John T. Baird , unmarried	~~SAME~~	044 05 0 063.00
96 Scenic View Road	308 Hunterwood Dr.	
Old Hickory, TN 37138	White House TN 37188	

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, I/we, RALPH E. DIXON AND WIFE, PAMELA L. DIXON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JOHN T. BAIRD , UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING Lots Nos. 133 and 134 on the Plan of Rayon City, of record in Book 843, Page 13 of the Register's Office for said County, and according to an unrecorded survey by James A. Hamilton, Jr., Surveyor on March 15, 1954.

Said Lots Nos. 133 and 134 front together 100 feet on the southwesterly side of Rayon Drive, Formerly Lindberg Drive, and extend back southwesterly between parallel lines 150 feet to a rear line measuring 100 feet thereon.

Being the same property conveyed to Ralph E. Dixon and wife, Pamela L. Dixon by deed from Johnny Burns and wife, Ina L. Burns of record in Book 5425, Page 784, recorded on 04/25/1979, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 96 Scenic View Road, Old Hickory, Tennessee 37138 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

Karen Johnson Davidson County
Batch# 521723 DEEDWARR
11/25/2020 01:10:45 PM 2 pgs
Fees: $13.00 Taxes: $621.60

20201125-0138457

Witness my/our hand(s) this 19th day of November, 2020 :

Ralph E. Dixon

Pamela L. Dixon

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named RALPH E. DIXON AND WIFE, PAMELA L. DIXON, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, _____, this 19th day of November, 2020.

Notary Public

My Commission Expires: _____

