3505

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 263,750.00 .

Affiant

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

Notary Public
COMMISSION EXPIRES: 3-7-2023

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 543069 DEEDWARR
12/29/2020 10:03:30 AM 2 pgs
Fees: $13.00 Taxes: $975.88
20201229-0153954

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tom John, Trustee	US Bank	030 00 0 125.00
(NAME)	(NAME)	
5188 Old Hickory Blvd	PO Box 790415	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	St. Louis, MO 63179	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Mary Jane Dewey, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tom John and Brenda Butka, Trustees of the Tom John and Brenda Butka Revocable Trust u/a/d August 13, 2020,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 6 on the Plan of Felix Dickerson Subdivision, not of record described according to a survey by Ralph Lambert and son, Surveyors, as follows:

BEGINNING at a point in the southerly margin of Old Hickory Boulevard, the common corners of Lots 5 and 6; thence with the line between said lots, South 1 38' West 701.0 feet to a point in the common rear corner of Lots 5 and 6; thence North 87 West 28 feet to an iron pin; thence South 61 West 229 feet to a point in the common rear corners of Lots 6 and 7; thence North 5 40' East 672.6 feet to a point in the southerly margin of Old Hickory Boulevard; thence easterly with said road, 230 feet to the point of beginning, containing 3.06 acres, more or less.

Being the same property conveyed to Fred E. Takacs, married by Deed dated May 30, 1995 from Robert W. Butler and wife, Lynn E. Butler, recorded June 30, 1995, in Book 9717, Page 267, in the Official Records of Davidson County, Tennessee. The said Fred E. Takacs, having since died on October 3, 2020 leaving his wife, Mary Jane Dewey as tenant by the entirety.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 6450 Old Hickory Boulevard (House Number) (Street) (P.O. Address) Whites Creek, TN (City or Town) 37189 (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs. successors and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs, successors 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 our hands this 22nd day of December, 2020.

Mary Jane Dewey

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Mary Jane Dewey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 22nd day of December, 2020.

Shannon Philbin

Commission Expires: 3-7-2023

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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 Tennessee)
)
County of Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: January 10, 2023

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Notary Signature