Karen Johnson Davidson County
Batch# 562692 DEEDWARR
01/27/2021 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20210127-0012325

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-68

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of January, 2021
27

Notary Public

Commission Expires: 1/3/23

Address of New Owner	Send Tax Bills To:	Map & Parcel
Feleb Michael 3117 Weatherstone Cove Antioch, TN 37013	U.S. Bank, N.A. PO Box 20005 Owensboro, KY 42304-0005	164-12-0A-011.00-CO

WARRANTY DEED

FOR AND IN 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/WE,

Mark Hixson, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Feleb Michael, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in First Civil District of Davidson County, Tennessee, being Lot No. 11 on the Plan of Final Plat of Weatherstone, a Planned Unit Development of record in Plat at Instrument No. 20020926-0117440, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Patricia Hixson, a married woman and Mark Hixson, unmarried by Warranty deed from Jerry Butler Builders, LLC., a Tennessee Limited Liability Company of record in Instrument No. 20041001-0118489 Register's Office for Davidson County, Tennessee, dated September 24, 2004 and recorded on October 01, 2004. The said Patricia Hixson having died 11/2/2019, Leaving Mark Hixson and Lisalyn Minteer her sole Heirs at Law, reference is hereby made to Affidavit of heirship of record in Instrument No. 20210122-0009965, in the Register's Office for Davidson County, Tennessee. Being the same property conveyed to Mark Hixson by Quit Claim Deed from Lisalyn Minteer of record in Instrument No. 20210122-0009966, Register's office for Davidson County, Tennessee dated January 19, 2021 and recorded January 22, 2021. Mark Hixson having since married. Alicia Nicole Hixson hereby joins in the execution of this deed to convey any an all marital rights she may have.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3117 Weatherstone Cove, Antioch, TN 37013

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 and assigns forever; and we so 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 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.

Dated this the 26th day of January, 2021.

Mark Hixson

Alicia Nicole Hixson

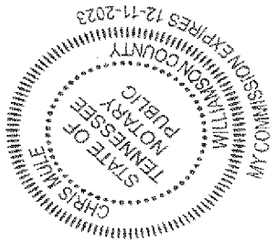
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mark Hixson and Alicia Nicole Hixson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 26th day of January, 2021.

Notary Public
My Commission Expires: 12-11-23

(Notary Seal)



True Copy Certification

I, Anita Lester, 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 me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 3/6/24
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.