39B

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35965-11-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $230,000.00. Laura Alden Affiant Subscribed and sworn to before me this 29th day of January, 2021. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 565694 DEEDWARR
02/01/2021 03:07:16 PM 3 pgs
Fees: $18.00 Taxes: $851.00

20210201-0014456

WARRANTY DEED

Address New Owner: Katherine Dozier 5952 Temple Road Nashville, TN 37221	**Send Tax Bills To:** LOAN DEPOT.COM 26642 TOWNE CENTRE DR FOOTHILL RANCH, CA 92610	**Tax Information:** Map and Parcel No.: 15600009900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Laura Alden, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Katherine Dozier, an unmarried woman,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5952 Temple Road, Nashville, TN 37221

THIS IS NOT NOW, NOR HAS IT EVER BEEN, THE PRINCIPAL RESIDENCE OF GRANTOR.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of January, 2021.

Laura Alden

Laura Alden

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Laura Alden**, 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 for the purposes therein contained.

Witness my hand, at office, this 29th day of January, 2021.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Trebing Subdivision, First Revision, as of record in Plat Book 8250, page 919, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Laura Alden by Special Warranty Deed dated September 7, 2011 from The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A., as Successor to JPMorgan Chase Bank, N.A., as Trustee of record in Instrument No. 20111019-0081273, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by the Grantee. Map and Parcel No. 15600009900.
2. All matters appearing on the Plan of record as Book 8250, page 919, Register's Office for Davidson County, Tennessee.
3. Agreement for Dedication of Easement for Sanitary Sewers of record in Book 4760, page 854, Register's Office for Davidson County, Tennessee.
4. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20060816-0100898, Register's Office for Davidson County, Tennessee.
5. Easement for the flow of Trace Creek across the subject premises.
6. Rights of upper and lower riparian owners in and to the waters of Trace Creek crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution.