NEW OWNER:

INTEGRITY PROPERTIES, LLC
341 OAK POINT TERRACE
MT. JULIET, TN 37122

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 21-0259

Map & Parcel 150140B00100

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 601374 **DEEDWARR**
03/26/2021 01:11:56 PM 3 pgs
Fees: $18.00 Taxes: $799.20

20210326-0040222

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Sixteen Thousand and 00/100 Dollars ($216,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MICHELE DODSON, F/K/A MICHELE JOHNSON, a married woman,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **INTEGRITY PROPERTIES, LLC, a Tennessee limited liability company,** ("Grantee"), its 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 located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 1, Hamilton Church Subdivision, Phase I, as shown on the plat of the same of record in Instrument No. 20050831-0104380, as corrected in Instrument No. 20070216-0019954, in the Register's Office for Davidson County, Tennessee, to which plat, as corrected, specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to MICHELE JOHNSON by Warranty Deed from Homes by Design, LLC, dated September 12, 2005, and of record in Instrument No. 20060117-0006287, Register's Office for DAVIDSON County, Tennessee. Michele Johnson is now known as Michelle Dodson.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **3276 HAMILTON CHURCH ROAD, ANTIOCH, TN 37013**.

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

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor 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 matters shown on the plat of record at Instrument No. 20070216-0019954, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 22nd day of March, 2021.

MICHELE DODSON, F/K/A MICHELE JOHNSON

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MICHELE DODSON, F/K/A MICHELE JOHNSON**, 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 and official seal at office this 22nd day of March, 2021.

NOTARY PUBLIC

My commission expires: 

****

The actual consideration or value, whichever is greater, for this transfer is **$216,000.00.**

AFFIANT

Sworn to and subscribed to before me this 22nd day of March, 2021.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022