Karen Johnson Davidson County
Batch# 631487 DEEDWARR
05/07/2021 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $3,774.00
20210507-0061607

WARRANTY DEED

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,020,000.00.

Martin L Caratan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC Green Hills, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Martin L. Caratan and Loraine Caratan, Trustees of The Martin and Loraine Caratan Family Trust dated August 29, 2000	Martin L. Caratan and Loraine Caratan, Trustees of The Martin and Loraine Caratan Family Trust dated August 29, 2000	Parcel ID: 131-03-1Z-001.00-000
(NAME)	(NAME)	
4111A Lone Oak Rd	4111A Loan Oak Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Eileen McCallum Dixon as Trustee of the Eileen McCallum Dixon Revocable Trust dated March 23, 2017**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Martin L. Caratan and Loraine Caratan, Trustees of The Martin and Loraine Caratan Family Trust dated August 29, 2000**, 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 Davidson County, Tennessee, being Unit A, together with a percentage interest in common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 4111 Lone Oak Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170329-0030626, and being shown on Plat attached thereto as Exhibit "C", 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 Eileen McCallum Dixon as Trustee of the Eileen McCallum Dixon Revocable Trust dated March 23, 2017, By Warranty Deed from Shane Hastings Family LP #5 dated September 04, 2018 recorded September 13, 2018, of record as Instrument No. 20180913-0090879 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4111A Lone Oak Road, Nashville, TN 37215

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 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 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 3rd day of May, 2021

The Eileen McCallum Dixon Revocable Trust dated March 23, 2017

BY: Eileen McCallum Dixon, Trustee

Eileen McCallum Dixon
Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Eileen McCallum Dixon as Trustee of the Eileen McCallum Dixon Revocable Trust dated March 23, 2017, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of May, 2021.

Notary Public

My Commission Expires:

(SEAL)



True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY