Karen Johnson Davidson County
Batch# 637095 DEEDWARR
05/17/2021 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $5,328.00
20210517-0065876

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1302

WARRANTY DEED #36232

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Alison L. Dexter, Trustee of The Alison L. Dexter Trust, dated December 3, 2015,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Janis H. Stout, unmarried woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Section One, Devonshire Manor, of record in Book 5200, page 122, Register's Office of Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same property conveyed to Alison L. Dexter, Trustee of The Alison L. Dexter Trust by deed from Robin M. Rains, unmarried, dated June 15, 2018, of record in Inst. No. 20180618-0058549, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2455 Old Hickory Boulevard, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Janis H. Stout
2455 Old Hickory Boulevard
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT
First Community Mortgage
c/o Dovenmuehle Mortgage Inc
PO Box 0054
Palatine, IL 60055-0054

TAX MAP-PARCEL #:
157-00-0-098.00

WITNESS THE EXECUTION HEREOF this 10th day of May, 2021.

The Alison L. Dexter Trust, dated December 3, 2015

Alison L. Dexter, Trustee

Alison L. Dexter, Trustee

State of Florida
County of Volusia

On this 10th day of May, 2021, before me the undersigned, a Notary Public in and for the State and County aforesaid, Alison L. Dexter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that she is Trustee of **The Alison L. Dexter Trust, dated December 3, 2015**, and is authorized to execute this instrument, and that she has executed this instrument on behalf of the **The Alison L. Dexter Trust, dated December 3, 2015.**

Notary Public **PAMALLA DIANE WEATHERSBY**

My Commission Expires: Sept. 7, 2023

PAMALLA D. WEATHERSBY
Notary Public - State of Florida
Commission # GG 358914
My Comm. Expires Sep 7, 2023
Bonded through National Notary Assn.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,440,000.00.**

Alison L. Dexter, Trustee

Affiant

Sworn and subscribed before me on this the 10th day of May, 2021.

Notary Public

My Commission Expires: Sept. 7, 2023

PAMALLA D. WEATHERSBY
Notary Public - State of Florida
Commission # GG 358914
My Comm. Expires Sep 7, 2023
Bonded through National Notary Assn.

PAMALLA DIANE WEATHERSBY

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

