Prepared by

CBC Title & Escrow

813 South Broadway * Phone (615) 323-1070**
Portland, Tennessee 37148

Karen Johnson Davidson County
Batch# 645657 **DEEDWARR**
05/28/2021 11:59:52 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20210528-0072416

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, Lois Holcombe Howell, unmarried, hereinafter referred to as Grantor(s) for and in consideration of the sum of TEN ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, has/have bargained and sold and by these presents does/do hereby bargain, sell, transfer and convey unto Tammy Dix, an unmarried person, hereinafter referred to as Grantee(s) in the State aforesaid, the receipt of which is hereby acknowledged, and unto the said Grantee(s), their heirs, successors, and assigns forever, the following tract of land situated in Davidson County, Tennessee, with same being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1-A on the plan of the Zone Lot Division of Lots 1 and 2, Oak Park Subdivision, as shown on plat of record in Book 6050, Page 255, as amended in Book 6900, Page 72, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

This is the same property designated as Map 034, Group 3, Parcel 088.00 in the Tax Assessor's Office in Davidson County Tennessee.

Being the same property conveyed to Lois Holcombe Howell, unmarried, by Warranty Deed from Nevin H. Downs, married, recorded November 3, 1997 in Book 10667, Page 279, Register's Office for Davidson County, Tennessee.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee(s), their heirs and assigns forever.

AND THE GRANTOR(S) does/do hereby covenant with the said Grantee(s) that they are/is lawfully seized in fee of the aforedescribed real estate; that they has/have a good right to sell and convey the same; that the same is unencumbered except for reservations, restrictions, covenants and easements of record **[*INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING*:** Subject to all matters as shown on plat of record in Book 6050, Page 255, as amended in Book 6900, Page 72 and subject to Deed of Dedication for Water Mains of record in Book 7094, Page 191, both in the Register's Office for Davidson County, Tennessee. Also subject to any and all easements and encroachments apparent from an inspection of the property and the **2021** property taxes, which the above named Grantee(s) hereby assume(s) and agree(s) to pay.

AND THAT TITLE and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

WITNESS, my Hand and Seal this 26th day of May, 2021.

Lois Holcombe Howell by Randy Holcombe AIF
Lois Holcombe Howell
By Randy Holcombe as Attorney in Fact

State of Tennessee
County of Sumner

On this the 26th day of May, 2021, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Lois Holcombe Howell by Randy Holcombe as Attorney in Fact as evidenced by Limited Power of Attorney being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

C J Hunter
Notary Public

JESSICA J HUNTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 6/22/24

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred whichever is greater is $280,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SWORN TO AND SUBSCRIBED before me, this the 26th day of May, 2021.

Notary Public

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

My Commission Expires:

MAIL TAX BILLS AND DEED TO
New Owner

NEW PROPERTY OWNER AND PROPERTY ADDRESS:
Tammy Dix
113 Oak Park Ln.
Madison, TN 37115

File No.: 2112420