Karen Johnson Davidson County
Batch# 648387 DEEDWARR
06/03/2021 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20210603-0074291

STATE OF Tennessee Utah
COUNTY OF Davidson Salt Lake

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

HOLLAND HUTCHINGS
Notary Public State of Utah
My Commission Expires on:
June 24, 2024
Comm. Number: 712806

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2021.

Notary Public
MY COMMISSION EXPIRES: June 24, 2024
File No. G21-12888

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kristin Dixon and Jacob Dixon (NAME)	SAME AS NEW OWNERS (NAME)	161-4-85
(STREET ADDRESS)	(STREET ADDRESS)	
5129 Raywood Lane		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE. **William Parchman, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kristin Dixon and Jacob Dixon, wife and husband,** 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 Lot No. 38 on the Plan of Goodrich Heights of record in Plat Book 2663, Page 60, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more completed description thereof.

Being the same property conveyed to William Parchman, unmarried by Deed dated August 25, 2017 from Shirley C. Burris and James D. Burris, recorded August 29, 2017, in Instrument Number 20170829-0088683, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following: 1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2663, page 60, Register's Office for Davidson County, Tennessee.

2. Restrictions as recorded in Book 2794, page 363 and Book 2864, page 198, Register's Office for Davidson County, Tennessee.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 5129 Raywood Lane, Nashville, TN 37211.

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. Whenever 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 my/our hand(s) this 27th day of May, 2021.

William Parchman

STATE OF Utah
COUNTY OF Salt Lake

On this 27th day of May, 2021, before me personally appeared William Parchman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of May, 2021.

HOLLAND HUTCHINGS
Notary Public State of Utah
My Commission Expires on:
June 24, 2024
Comm. Number: 712806

Notary Signature
My commission expires: June 24, 2024

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, Robert L. Scruggs, 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 executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

My Commission Expires: 1-3-2022.