NEW OWNER:
MARK DODSON
3514 HOBSON PIKE
HERMITAGE, TN 37076

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: 21-1206

Map & Parcel No.: 1230000300

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 689047 **DEEDWARR**
08/02/2021 03:17:16 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20210802-0103773

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Thousand and 00/100 Dollars ($300,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **TIMOTHY ANDRE SHOUSHA and wife, BARBARA SHOUSHA** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **MARK DODSON and MICHELE DODSON, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in the **4th** Civil District of **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land located in the 4th Civil District of DAVIDSON County, Tennessee, and being part of Tract No. 4, more particularly described as follows, to-wit:
>
> Beginning at an iron pin, on the common boundary of the property of Hazel Ward Martin, Lona Hamblin Massey and Elvis Ballentine; thence south along the west property line of Lona Hamblin Massey, 350 feet to an iron pin; thence N. 85 deg. 15 min. W., 300 feet to a point; thence N. 72 deg. 20 min. W., 652.8 feet along the N. Boundary designated as Tract No. 602 of the J. Percy Priest Dam and Reservoir Project, to an iron pin; thence N. 4 deg. E. 238.2 feet; thence S. 86 deg. 20 min. E., 910.0 feet to the beginning.
>
> Together with ingress, egress and utility easement as described in Deed, of record Instrument No. 20100712-0054709, in the Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to TIMOTHY ANDRE SHOUSHA and wife, BARBARA SHOUSHA by Quitclaim Deed from Annette Shousha, as Trustee under the Annette Shousha Revocable Trust Agreement, dated

June 25, 2010, and of record in Instrument No. 20100712-0054709, Register's Office for DAVIDSON County, Tennessee.

THIS IS UNIMPROVED PROPERTY more commonly known as **0 GRANNY WRIGHT LANE, HERMITAGE, TN 37076**.

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, 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 OUR SIGNATURE hereto this 29th day of July, 2021.

TIMOTHY ANDRE SHOUSHA

BARBARA SHOUSHA

STATE OF Nebraska

COUNTY OF Douglas

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **TIMOTHY ANDRE SHOUSHA and BARBARA SHOUSHA**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of July, 2021.

NOTARY PUBLIC

My commission expires: April 27 2025

GENERAL NOTARY-State of Nebraska
SYEDA T. RASHID
My Comm. Exp. April 27, 2025

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The actual consideration or value, whichever is greater, for this transfer is **$300,000.00.**

AFFIANT

Sworn to and subscribed to before me this 29th day of July, 2021.

NOTARY PUBLIC

My commission expires: _____

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