WARRANTY DEED	STATE OF Tennessee COUNTY OF ~~Davidson~~ Shelby THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS $375,000.00 Daniel F Syriac Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE August 6, 2021 Notary Public MY COMMISSION EXPIRES: 9-5-2023

JOHN E KASPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES SEPTEMBER 5, 2023

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Rose Tignor, Attorney for Main Street Title, Inc., 971 Benders Ferry Pike, Mount Juliet TN 37122

ADDRESSNEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Travis W Dixon	**Travis W Dixon**	
(NAME)	(NAME)	075-04-0-025.00
4529 Andrew Jackson Pkwy	**4529 Andrew Jackson Pkwy**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Hermitage, TN 37076**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF THREE HUNDRED SEVENTY-FIVE THOUSAND AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DANIEL F. SYRIAC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Travis W Dixon, Single

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(s) 111, as shown on the map entitled the Plan of Section Three, Tulip Grove, of record in Plat Book 3700, page 146, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
Being the same property conveyed to F. FAGAN THOMPSON, JR, by deed from JERRY A. CLAY AND WIFE, RITA L. CLAY, of record in Book 5765, page 140, dated July 1, 1981, said Register's Office. The said F. Fagan Thompson, Jr. having since died testate on or about January 9, 2012. Subject property was devised to Daniel F. Syriac pursuant to his will of record in the Seventh Circuit Probate Court, Davidson County, Tennessee, Docket No. 20P1192. For further reference see Affidavit of Heirship of record in Instrument No. 20210210-0018959, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **4529 Andrew Jackson Pkwy, Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Karen Johnson Davidson County
Batch# 694000 DEEDWARR
08/10/2021 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20210810-0107744

Witness my/our hand(s) this **6th day of August, 2021.**

Daniel Syriac

Daniel Syriac

STATE OF Tennessee

COUNTY OF Shelby

On this 6th day of August, 2021, before me personally appeared Daniel Syriac to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that he/she executed the same as the free act and deed of Daniel Syriac.

Witness my hand at office on **6th day of August, 2021.**

Notary Public. My Commission Expires:
9-5-2023

JOHN E KASPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES SEPTEMBER 5, 2023

Tennessee Certification of Electronic Document

I, Ed Tignor, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/6/21 (date of document).

Affiant Signature

8/9/21
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 8 day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9/6/22

NOTARY'S SEAL

