Karen Johnson Davidson County
Batch# 700576 DEEDWARR
08/19/2021 08:15:56 AM 2 pgs
Fees: $13.00 Taxes: $1,942.50
20210819-0112090

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT210700261

WARRANTY DEED

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 9th day of August, ~~2021~~

Notary Public

MY COMMISSION EXPIRES: 1/8/24

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HoChen Properties LLC **1005 Bate Ave** **Nashville, TN 37204**	HoChen Properties, LLC 460A Craighead Street Nashville, TN 37204	**105-09-0-264.00**

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 HEREBY ACKNOWLEDGED, WE,

Thomas R. Dixon and Kenzella Dixon, husband and wife

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

HoChen Properties LLC a Tennessee Limited Liability Company

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 more particularly described as follows, to-wit:

BEING Lot No. 30 on the plan of W.S. Criddle's Subdivision of Lot No. 1 of the W.L.B. Lawrence Plan, of record in Book 57, Page 84, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 front 50 feet on the southerly side of Bate Avenue, formerly Cleveland Avenue, and runs back between parallel lines, 145 feet to an alley.

BEING the same property conveyed to Thomas R. Dixon and Kenzella Dixon, husband and wife, as joint tenants with right of survivorship and not as tenants in common by Quitclaim Deed from Thomas R. Dixon, a married man and joined by his spouse, Kenzella Dixon, dated 8/28/2007 and recorded 9/10/2007 in Instrument No. 20070910-0108034; and being the same property previously conveyed to Thomas R. Dixon, individually, by Quitclaim Deed from Thomas R. Dixon, Administrator of the Estate of Barbara Jean Dixon, dated 8/23/2007 and recorded 9/10/2007 in Instrument No. 20070910-0108033, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1005 Bate Ave, Nashville, TN 37204**
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.

Witness our hands this 9th day of August, 2021.

Thomas R. Dixon

Kenzella Dixon

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas R. Dixon and Kenzella Dixon the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at SMYRNA, Tennessee, this 9th day of August, 2021.

Commission Expires: 4.15.25

Notary Public

PATRICIA L. HURST
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY