Karen Johnson Davidson County
Batch# 703041 DEEDWARR
08/23/2021 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20210823-0113796

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **600,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **08/20/2021** Notary Public MY COMMISSION EXPIRES: 7-5-2025 (AFFIX SEAL)

SARAH LILE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

Transformation Title & Escrow
105 Ussery Road, Clarksville, TN 37043
File #21-3925

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lindsey Saxton and Richard Elmer Dixon, III	**New Owner**	**082-08-0-371.00**
(NAME) **1005 Chicamauga Avenue**	(NAME)	
(ADDRESS) **Nashville, TN, 37206**	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Thomas Rose Properties LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lindsey Saxton, a single woman, and Richard Elmer Dixon, III, as tenants in common,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the westerly 50 feet of the southerly 150 feet of Lot No. 56 on the plan of Stratton & Seymour's addition to Nashville of record in Plat Book 57, Page 23, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 56 fronts 50 feet on the northerly side of Chicamauga Avenue and runs back between parallel lines 150 feet to the southerly margin of a proposed alley.
Being the same property conveyed to Thomas Rose Properties LLC, a Tennessee limited liability company by Deed dated December 23, 2020 from Phillip and Shannon Cordell, husband and wife, recorded January 4, 2021, in Instrument Number 20210104-0000259, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1005 Chicamauga Avenue, Nashville, TN 37206**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **20th** day of **August, 2021**.

Thomas Rose Properties, LLC

Phillip Cordell, Member

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Phillip Cordell, whom I am personally acquainted and who upon his oath acknowledged himself to be a Member and he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of the Thomas Rose Properties, LLC

WITNESS my hand and official seal this this the **20th** day of **August, 2021**.

NOTARY

MY COMMISSION EXPIRES: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Sarah Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version 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 August 20, 2021 (date of document).

Affiant Signature

8/20/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 20 day of August, 2021.

Notary Signature

My Commission Expires: 11-19-23

