Karen Johnson Davidson County
Batch# 708848 DEEDWARR
09/01/2021 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,452.25
20210901-0118047

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|---|---|
| **WARRANTY DEED**<br><br>2021-314 | State of Tennessee<br>County of Davidson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $392,500.00.<br>Affiant<br>SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19th day of August, 2021.<br>(Affix Seal) Notary Public<br>My Commission Expires: |

MARGARET PHILPOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
**ANCHOR TITLE, LLC**
3010 Poston Avenue,
Nashville, TN 37203

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Elysium D'Gibron Jones<br>2219 24th Avenue N<br>Nashville, TN 37208 | NEW OWNER | 081020F00200CO |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **John Dixon and Rita Dixon husband and wife and Nina Marshall, a single person, all as tenants in common with rights of survivorship**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Elysium D'Gibron Jones, an unmarried man**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

**Land in Davidson County, Tennessee, being Unit No. 2219 on the plan of Homes at 2217 24th Avenue North, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 2217 24th Avenue North, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160107-0001837, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.**

**Being the same property conveyed to JOHN DIXON AND RITA DIXON, HUSBAND AND WIFE AND NINA MARSHALL, A SINGLE PERSON, ALL AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, by deed from TIMOTHY FITZGERALD, A SINGLE MAN, of record in Instrument No. 20191205-0125715, dated November 25, 2019, said Register's Office.**

**( ) unimproved**
**This is ( X ) improved property know as** 2219 24th Avenue N, Nashville, TN 37208.

**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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 my/our hand(s) this 19th day of August, 2021.

John Dixon by Nina Marshall, attorney-in-fact
John Dixon by Nina Marshall, Attorney in Fact

Rita Dixon by Nina Marshall, attorney-in-fact
Rita Dixon by Nina Marshall, Attorney in Fact

Nina Marshall
Nina Marshall

STATE of Tennessee
COUNTY OF Davidson

On this 19th day of August, 2021, personally appeared before me, the undersigned authority a Notary Public within and for said County and State aforesaid, personally appeared Nina Marshall, with whom I am personally acquainted and who upon his oaths acknowledged himself to be the Attorney in Fact for John Dixon ad Rita Dixon, and as such Attorney in Fact for John Dixon ad Rita Dixon, she executed the foregoing instrument for the purposes contained therein and who further acknowledged that he is the Attorney in Fact under a Power of Attorney for John Dixon ad Rita Dixon, and is authorized by John Dixon ad Rita Dixon to execute this instrument on behalf of John Dixon ad Rita Dixon.

Witness my hand and official seal on this 19th day of August, 2021.

Notary Public
My Commission Expires: 6-24-2023

April G. Nichols State of Tennessee Notary Public Williamson County

State of Tennessee
County of Davidson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Nina Marshall, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of August, 2021.

Notary Public
My Commission Expires: 6-24-2023

April G. Nichols State of Tennessee Notary Public Williamson County

**Tennessee Certification of Electronic Document**

I, Margaret Philpott 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 **08/19/2021** (date of document).

Affiant Signature

**08/19/2021**
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **19** day of **August**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

