NAME AND ADDRESS OF NEW OWNERS:
Adrienne D. Caldwell
2692 Dowdy Dr.
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

PREPARED BY:
L. Gilbert Anglin, Attorney at Law
1535 W. Northfield Blvd., Suite 8,
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 709630 DEEDWARR
09/03/2021 07:50:30 AM 3 pgs
Fees: $18.00 Taxes: $964.59
20210903-0118647

WARRANTY DEED

(Map/Parcel 149 9 00700)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Rick P. Tomlin and Dale E. Tomlin,** have bargained and sold and do hereby transfer and convey unto **Adrienne D. Caldwell, a single woman, and Bert W. Taylor, Jr., a single man, as tenants in common with expressed rights of survivorship,** their heirs and assigns, forever, that certain property located and situated in **Davidson County, Tennessee**, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Hazelwood, Section 7, as of record in Book 3842, page 152, Register's Office for said County.

Said Lot No. 69 being described as follows: Beginning at a point on the easterly side of Dowdy Drive, the common corner of Lots 68 and 69; thence along the margin of said Drive, southwardly 65.37 feet to a monument marking the beginning of a curve; thence around said curve southeastwardly 39.26 feet to a monument on the northerly side of Richards Road; thence along the margin of said Road, eastwardly 95.43 feet to a monument; thence northwardly 100.89 feet to the common rear corner of Lot Nos. 68 and 69; thence on the line between said two lots, 121.25 feet westwardly to the point of beginning.

Being the same property conveyed to Herman Paul Tomlin, Jr. and wife, Marjorie R. Tomlin, by Deed from John Gordon Ruth and wife, Sandra K. Ruth, dated August 22, 1972 and recorded in Book 4631, page 35, Register's Office of Davidson County, Tennessee. Marjorie R. Tomlin died December 28, 2011 leaving Herman Paul Tomlin, Jr. as the surviving tenant by the entirety. Herman Paul Tomlin, Jr. died intestate January 15, 2021, leaving Rick P. Tomlin and Dale E. Tomlin as his only heirs.

Subject to Restrictive Covenants of record in Book 4177, page 805; any and all matters of record and as shown in on plat of record in Book 3842, page 152; all of the Register's office of Davidson County, Tennessee.

Improved property known as 4692 Dowdy Drive, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that the same is unencumbered except as noted herein and for the 2021 real property taxes which will be prorated at closing and assumed by the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HAND AND SIGNATURE this 27 day of August, 2021.

Rick P. Tomlin

Dale E. Tomlin

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rick P. Tomlin and Dale E. Tomlin,** the within bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that they executed the foregoing instrument (Warranty Deed) for the purposes therein contained.

WITNESS MY HAND AND SEAL, this 27 day of August, 2021.

My Commission Expires:
9-16-23

JANICE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-16-2023

Notary Public

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$260,700.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

SUBSCRIBED AND SWORN TO before me this 27 day of August, 2021.

Affiant

My Commission Expires:
9-16-23

JANICE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-16-2023

Notary Public

Certificate of Authenticity

I, **Joshua A. Terry**, 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 8/27/2021.

Affiant Signature

8/31/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/31/2021.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON