Name and Address of New Owner:
Richard William Dixon, Jr.
105 Vickey Ct.
Nashville, TN 37211

Send Tax Bills To:
Richard William Dixon, Jr.
105 Vickey Ct.
Nashville, TN 37211

This Instrument Prepared By:
Rachel Brown
East Main Title, LLC
117 East Main Street
Murfreesboro, TN 37130

Map & Parcel No: 173-01-0-094

Karen Johnson Davidson County
Batch# 712363 DEEDWARR
09/09/2021 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,046.73
20210909-0120935

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Terence Steven Linehan, married man,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Richard William Dixon, Jr., a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Section Two-A, Monte Carlo of record in Plat Book 4955, Page 45, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Terence Linehan and wife, Mary Lynch Linehan by deed from John K. Colbert and wife, Teresa G. Colbert of record in Book 9110, page 245, Register's Office for Davidson County, Tennessee, dated September 16, 1993 and recorded on October 08, 1993. Being the same property conveyed to Terence Steven Linehan by Quitclaim deed from Mary Lynch Linehan of record in Instrument No. 200002180016395 Register's Office for Davidson County, Tennessee, dated October 27, 1999 and recorded on February 18, 2000.

The undersigned Debra Linehan, wife of Terrence Steven Linehan, hereby joins in the execution of this instrument for the purposes of and does hereby convey to the Grantee all of her right, title, claim and interest in and to the above-described real estate, including any and all of her marital rights.

Being also known as 105 Vickey Ct. Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of August, 2021.

Terence Steven Linehan (SEAL)
Terence Steven Linehan

Debra Linehan (SEAL)
Debra Linehan

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON

On this 31st day of August, 2021, before me personally appeared Terence Steven Linehan and Debra Linehan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of August, 2021.

Notary Signature
My commission expires: 12-21-2024

CHEYANNE FEDERICO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 12/21/2024
RUTHERFORD COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $282,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 31st day of August, 2021.

Notary Signature
My commission expires: July 15, 2023

RACHEL BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

Tennessee Certification of Electronic Document

I, Rachel Brown, 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 August 31, 2021 (date of document).

Rachel Brown
Affiant Signature

8-31-2021
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 31st day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10-22-23

NOTARY'S SEAL

