WARRANTY DEED

Karen Johnson Davidson County
Batch# 724217 DEEDWARR
09/27/2021 11:38:08 AM 2 pgs
Fees: $13.00 Taxes: $1,061.90

20210927-0129387

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of September, 2021

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

LAUREN ROSE EWING NOTARY STATE TENNESSEE DAVIDSON COUNTY My Commission Expires 02-22-2022

THIS INSTRUMENT WAS PREPARED BY:
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dakota Maverick Cauthen	new owner	05303015700
(NAME)	(NAME)	
1305 Debow Street		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jason Bockman, married**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Dakota Maverick Cauthen, a single man,** 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 Lot Nos. 38 and 26 on the Plan of Village of Old Hickory, Section C, Fourth Civil District, Davidson County, Tennessee, as shown on the revised plan recorded April 10, 1951, Book 1835, Page 52, in the Register's office Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jason Bockman, married, by deed of record in Instrument No. 20210107-00032313, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This property has never been used as the Grantors marital residence.

unimproved ☐

This is improved ☑ property, known as 1305 Debow Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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 my/our hands this 17th day of September, 2021.

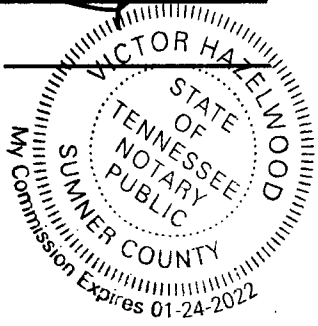
Jason Bockman

State of Tennessee
County of Davidson

Personally appeared before me Jason Bockman, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of September, 2021.

Notary Public
My Commission Expires: _____



This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of recor d, (4) building restrictions, and (5) other matters of public record..

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-RES-21-1305