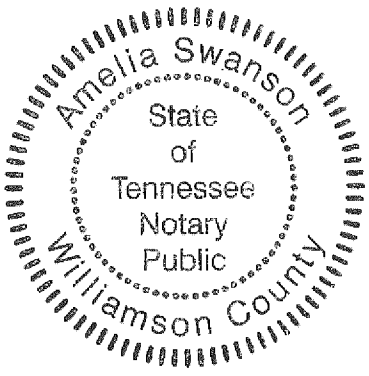
Karen Johnson Davidson County
Batch# 727208 DEEDWARR
09/30/2021 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20210930-0131435

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Caroline Elizabeth Sapp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September 2021

Notary Public

MY COMMISSION EXPIRES: 4/24/2023

(AFFIX SEAL)

MST 2021-1649

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Dickinson and Diane Dickinson husband and wife	New owner at property address	181010A02500CO
(NAME)	(NAME)	
6844 Sunnywood DR		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Caroline Elizabeth Sapp,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Dickinson and Diane Dickinson husband and wife,** 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 No. 28 on the Plan of Section One Sugar Valley of record in Plat Book 9700, Page 374, and amended in Book 9700, Pages 709 through 711, inclusive, 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 Caroline Sapp and Dustin M. Hudson, both are unmarried, as Tenants in common with the right of survivorship by Warranty deed from Scott Matthew Holden and wife, Samantha Gayle Holden of record in Instrument No. 20150915-0093340 Register's Office for Davidson County, Tennessee, dated September 2, 2015 and recorded on September 15, 2015.

Being the same property conveyed to Caroline Elizabeth Sapp Hudson by Quitclaim deed from Dustin Matthew Hudson of record in Instrument No. 20190219-0014598 Register's Office for Davidson County, Tennessee, dated January 30, 2019 and recorded on February 19, 2019 and Affidavit of Scrivener's Error recorded in Instrument No. 20190305-0019967. The said Caroline Elizabeth Sapp Hudson and Dustin Matthew Hudson having since divoced by Final Decree of Divorce No. 18D1786, Third Circuit Court for Davidson County, Tennessee. Said Decree restored Caroline Elizabeth Sapp Hudson's name to Caroline Elizabeth Sapp.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2021, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 9700, Page(s) 709 through 711, inclusive and Plat Book 9700, Page 374, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11069, Page 14, Instrument No. 20000523-0051637, Instrument No. 20000410-0035790, Instrument No. 20030706-0093637,Instrument No. 20040203-0013041, Instrument No. 20040623-0074495, Instrument No. 20050106-0002201 and Instrument No. 20060322-0032693, Register's Office for Davidson County, Tennessee. By-Laws of Sugar Valley of record in Book 11069, Page 24, in the Register's Office for Davidson County, Tennessee Charter of Sugar Valley Homeowner's Association of record in Book 11069, Page 6, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed for Common areas to Sugar Valley Homeowner's Association of record in Instrument No. 20000425-0041128, in the Register's Office for Davidson County, Tennessee. Easement(s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument of record in Book 9487, Page 901 and Book 9343, Page 202, in the Register's Office for Davidson County, Tennessee. Right-Of-Way of record in Plat Book 421, Page 146, in the Register's Office for Davidson County, Tennessee. Ingress/Egress of record in Book 5674, Page 863, in the Register's Office for Davidson County, Tennessee. Grant of Easement of record in Instrument No. 20050404-0036305, in the Register's Office for Davidson County, Tennessee. Dedication of Easement of record in Instrument No. 20010404-0032941, in the Register's Office for Davidson County, Tennessee.

This property, known as 6844 Sunnywood DR, Nashville, TN 37211
(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 hand(s) this 28th DAY OF September, 2021.

Caroline Elizabeth Sapp

Caroline Elizabeth Sapp

STATE OF Tennessee

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Caroline Elizabeth Sapp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of September, 2021.

Notary Public

My commission expires: 4/24/2023

(SEAL)

Amelia Swanson
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, Yvette Meldrum, 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 September 28, 2021.

Affiant Signature _____

September 28, 2021

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 28 day of September 2021.

_____
Notary's Signature

MY COMMISSION EXPIRES: 4/24/23

