Karen Johnson Davidson County
Batch# 740134 DEEDWARR
10/20/2021 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,124.80
20211020-0140716

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $304,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 15th day of October, 2021.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES DECEMBER 12, 2022 WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Timothy M. Dodson and Deanne P. Dodson	Rocket Mortgage, LLC	053-15-0-033.00
(NAME)	(NAME)	
697 Kingsway Drive	1050 Woodward Avenue	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Detroit, MI 48226	

Warranty Deed

For and in Consideration of the sum of $10.00 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 **Vera H. DeVogal, an unmarried woma and Peter A. DeVogel, and unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Timothy M. Dodson and Deanne P. Dodson, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of King Court, Section 4, of record in Plat Book 9700 page 111 amended in Book 10155, page 42, said Registers Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Vera H. Crawford, unmarried and Peter A. DeVogel, unmarried, as tenants in common with right of survivorship by Warranty deed from Cathi Allen Hammers, a single woman of record in Instrument No. 20080310-0023665 Register's Office for Davidson County, Tennessee, dated March 07, 2008 and recorded on March 10, 2008. Vera H. Crawford and Vera H. DeVogel being one in the same.

This property is __unimproved _X_improved property known as: 697 Kingsway Drive, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this ~~15th~~ 14th day of October, 2021.

Vera H. DeVogel

Peter A. DeVogel

STATE OF Tennessee
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vera H. DeVogel and Peter A. DeVogel, the herein bargainor, 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, this the ~~15th~~ 14th day of October, 2021.

Notary Public
My Commission Expires: 12 August 24

RAYMOND ROSADO
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 10/14/21.

Date

Celia Stewart-Rouse

Affiant Signature

10/14/21

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 14th day of Oct, 2021.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

