Karen Johnson Davidson County
Batch# 746078 DEEDWARR
10/28/2021 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20211028-0144883

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of October, 2021.

Notary Public
MY COMMISSION EXPIRES: 6/7/25
File No. 21-14076

PRESTON D MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ryan Dixon (NAME)	Same as owner (NAME)	147-1-211
4500 Post Road, B13 (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Harold P. Weese, Heir at Law of Harold Parkerson Weese, II**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan Dixon, an unmarried 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:

Being Lot No. 295 on the plat of Caldwell Hall, Section 2 of record in Plat Book 2900, page 96, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Harold Parkerson Weese, II by Quitclaim Deed dated November 1, 2000 from Holly Angeline Weese, recorded March 7, 2001, in Instrument Number 20010307-0021795, in the Register's Office of Davidson County, Tennessee. The said Harold Parkerson Weese, II having since died intestate on January 29, 2021, thereby vesting the subject property in Harold P. Weese, heir at law.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

The signature of Harold P. Weese is signed by his/her duly appointed Attorney-in-fact Amber J. Weese, pursuant to the Power of Attorney recorded in Instrument No: 20211028014488 2, said Register's Office.

This is improved property, known as 333 Gaywood Drive, Nashville, TN 37211.

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. Whenever 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 22nd day of October, 2021.

Harold P. Weese by Amanda J Weese, his Attorney-IN-Fact
Harold P. Weese by Amanda J Weese, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Amanda J. Weese, attorney-in-fact for Harold P. Weese, with whom I am personally acquainted, and who acknowledged that Sara Wince executed the within instrument for the purposes therein contained, and who further acknowledge that Amanda J. Weese is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22nd day of October, 2021.

PRESTON D. MATTHEWS NOTARY PUBLIC OF TENNESSEE SUMNER COUNTY

Notary Public

My Commission Expires: 6/7/25

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 10/22/21 (date of document)

Affiant Signature

10/22/21
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 22nd day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY