Prepared by:
Ready Signing & Closing Services, LLC
3355 Poplar Avenue
110
Memphis, TN 38111

After Recording Return To:
Ready Signing & Closing Services, LLC
3355 Poplar Avenue
110
Memphis, TN 38111

Karen Johnson Davidson County
Batch# 750487 DEEDWARR
11/05/2021 04:07:30 PM 4 pgs
Fees: $23.00 Taxes: $2,053.50
20211105-0148545

File Number: 2021-2190
Parcel ID: 06300027700

Warranty Deed

THIS INDENTURE made and entered into this 29th day of October, 2021 by and between Courtney Grisham and Reginald Ray Grisham, Jr., parties of the first part, and Karlton Montez Dixon and LaKeisha Dixon, husband and wife party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 of The Pridemore Subdivision of record in Instrument No. 20050422-0045163, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Reginald Ray Grisham, a single man, by Warranty Deed from Paul E. Peterson and Sarah M. Peterson, dated November 7, 2016, of record in Instrument No. 20161108-0118190, Register's Office for Davidson County, Tennessee. Reginald Ray Grisham died intestate, and a resident of Davidson County, Tennessee; survived by two adult children, Cortney Grisham and Reginald Ray Grisham, Jr., as evidenced by affidavits of heirship being filed simultaneously herewith. An intestate estate was opened in the Probate Court of Davidson County at Docket No. 21P1701.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered except: Davidson County real property taxes, Being liens not yet due and payable, subject to Subdivision Restrictions, Building Line, and Easements of record at Instrument No. 20050422-0045162 and easements all being of record in Davidson County Recording Office and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written

202111050148545

Courtney Grisham

Reginald Ray Grisham, Jr

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ Davidson

On this 29th day of October, 2021, before me personally appeared Courtney Grisham and Reginald Ray Grisham, Jr. 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 ~~29th~~ day of October, 2021.

Notary Signature
My commission expires: May 23, 2023

YULANDA PILLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 23, 2023
COUNTY OF RUTHERFORD

Property Owner Name and Address:
Karlton Montez Dixon and LaKeisha Dixon
1534 Hudson Road
Nashville, TN 37115

Mail Tax Bills To:
Karlton Montez Dixon and LaKeisha Dixon

Property Address: 1534 Hudson Road, Nashville, TN 37115 Parcel: 06300027700

State of Tennessee
County of Sumner

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater, is which $555,000.00 amount is equal to or greater than the amount which the property would command at a fair voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO before me this 29th day of October, 2021

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Notary

Commission expires: 10/21/2024

202111050148545

Certificate of Authenticity

I, Jennifer Russell, 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

10/29/2021.
Date

Jennifer Russell
Affiant Signature

10/29/2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 29th day of October, 2021.

Notary's Signature

My Commission Expires: 10/21/2024
Date

Notary's Seal (if on paper)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.