This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-14826-TC

Karen Johnson Davidson County
Batch# 764489 DEEDWARR
12/01/2021 01:10:35 PM 2 pgs
Fees: $13.00 Taxes: $1,383.80

20211201-0158899

Prepared by:
[illegible] Title and Escrow, LLC
[illegible] 21st Avenue South
[illegible] Nashville, TN 37212
M-GR-21-503

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $374,000.00.

Disha Rowland
Affiant

Subscribed and sworn to before me, this the 19th day of November, 2021.

Griffin Dunham
Notary Public
My Commission Expires: _____

GRIFFIN S. DUNHAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-2-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
Gwendolyn Rose Jones 503 Mathes Court Goodlettsville, TN 37072	new owner	18-7-60.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Caleb Gene Nixon, a single person**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Gwendolyn Rose Jones**, hereinafter called the Grantee, his/her/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 all of Lot No 17, Section IV, Connell Estates, according to survey and plat of same appearing of record in Book 3842, page 239, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 110 feet on the easterly side of Mathes Court and extends back 175.27 feet on the northerly line and 198.53 feet on the southerly line to a dead line measuring 112.43 feet thereon

**NOTE: With this conveyance, legal description is being corrected as to plat book number due to Scrivener's Error in previous deed.

Being the same property conveyed to Caleb Gene Nixon, a single person by Warranty Deed from Maxey C. Halliburton and Gina L. Halliburton, husband and wife, dated September 30, 2020, recorded September 30, 2020, of record in Instrument No. 20200930-0112873, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Maxey C. Halliburton and Gina L. Halliburton, husband and wife by Warranty Deed from Darrin K. Fuqua and Nathalie C. Fuqua, husband and wife, dated March 10, 2000, recorded March 20, 2000, of record in Instrument No. 200003200027911, Register's Office for Davidson County, Tennessee.

This is improved property located at: **503 Mathes Court, Goodlettsville, TN 37072.**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and

other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of November, 2021.

GRANTOR:

Caleb Gene Nixon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Caleb Gene Nixon, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of November, 2021.

Notary Public
My Commission expires: _____

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023