Karen Johnson Davidson County
Batch# 777329 DEEDWARR
12/21/2021 12:00:04 PM 2 pgs
Fees: $13.00 Taxes: $1,472.60
20211221-0168476

Prepared by:
Security Title & Escrow Co., LLC
1517 Hatcher Lane, Ste A
Columbia, Tennessee 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Scott Allen Dixon, an unmarried man, FIRST** PARTY, which expression shall include heirs, assigns and personal representatives, and **Barton H. Galloway and Sarah M. Lundquist, husband and wife as joint tenants,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

LOCATED in Davidson County, Tennessee and being Unit 67 Building # 12, Section 10, Phase 1A, Eagle Ridge At The Reserve, filed as Exhibit "A", and established by the Supplement and Amendment No. 6 To The Master Deed of Eagle Ridge At The Reserve of record in Instrument 200203130031654, an amendment to the Master Deed of record in Instrument 200110110110875, Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description of said Unit.

BEING the same property conveyed to Scott A. Dixon and wife, Valerie L. Dixon by deed dated May 15, 2015 of record in Instrument No. 20150609005382, Register's Office of Davidson County, Tennessee. The said Valerie L. Dixon now being deceased as of January 6, 2021, leaving Scott A. Dixon as the sole surviving tenant.

Map & Parcel: 128-12-A-67

Property Address: 320 Old Hickory Blvd. # 1210, Nashville, TN37211

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized And possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 15 day of **December, 2021**.

Scott Allen Dixon
Scott Allen Dixon

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, Scott Allen Dixon, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15 day of **December, 2021**.

My commission expires:
2/28/2022

Notary Public

KIM SWANNER
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES

STATE OF TENNESSEE – Davidson COUNTY

I hereby affirm that the actual consideration for ~~this~~ transfer or value of the property transferred, whichever is greater is **$398,000.00.**

Affiant

Subscribed and sworn to before me, this 15 day of **December, 2021**.

My commission expires:
1-6-25

M. Catherine Clearwaters
Notary Public

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NEW PROPERTY OWNERS:

320 Old Hickory Blvd Apt 210
Nashville, TN 37221

PERSON(S) RESPONSIBLE FOR TAXES:

New Owner