WARRANTY DEED

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$650,000.00~~ 640,000.00

Jennifer Burnett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2021.

Sheri Engel
Notary Public

MY COMMISSION EXPIRES: 12-18-23
(AFFIX SEAL)

O-VRES-21-109

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Catherine Jane Penn and Steven Dennis Eakle	F+M Bank	
(NAME) **107 39th Ave N**	(NAME) 50 Franklin St.	**104-05-0-011.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DONALD R. DODSON, A MARRIED MAN** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CATHERINE JANE PENN AND STEVEN DENNIS EAKLE, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

The following described tract or parcel of land, to wit:

Being Lot No. 68 and the Southerly 2 feet of Lot No. 67, on the plan of West Grove Subdivision, as of record in Book 421, Page 87, Register's Office for said County.

Said Lot No. 68 and part of Lot No. 67 front together 52 feet on the Westerly Side of 39th avenue North and run back between parallel lines, 160 feet to an alley.

Being the same property conveyed to John Burcham and wife, Lenora Burcham, by Deed from G. W. Edwards of record in Book 2875, Page 241, Register's Office for Davidson County, Tennessee.

Said John Burcham died November 27, 1985, leaving Lenora O. Burcham as surviving tenant. Said Lenora Burcham died July 7, 2005 leaving a Last Will and Testament filed in the Seventh Circuit Court for Davidson County (Probate Division), naming Donald R. Dodson Executor for the Estate of Lenora O. Burcham and Joanna B. Dodson sole devisee.

Being the same property conveyed to L. G. Burnett, Jr., Trustee by Quitclaim Deed from Donald R. Dodson, as Personal Representative of the Estate of Lenora O. Burcham, and Joanna B. Dodson, Sole Devisee, of record in Instrument No. 20051220-0152556 Register's Office for Davidson County, Tennessee, dated December 16, 2005 and recorded on December 20, 2005 and then further conveyed unto Donald R. Dodson and wife, Joanna B. Dodson. Said Joanna B. Dodson died on January 13, 2012, leaving Donald R. Dodson as surviving tenant by the entirety.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 87, Register's Office for Davidson County, Tennessee.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **107 39th Ave N, Nashville, Tennessee 37209**.

Karen Johnson Davidson County
Batch# 779759 DEEDWARR
12/28/2021 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20211228-0170309

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 the 21 DAY OF DECEMBER, 2021.

Donald R. Dodson
DONALD R. DODSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD R. DODSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of December, 2021.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Sheri Engel, 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 this 21st day of December, 2021

Sheri Engel

Dated 12-21-21

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 21st day of December, 2021

My commission expires: 1-28-24

Notary Public

Dana Thomas
State of Tennessee Notary Public
Maury County