Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 791085 **DEEDWARR**
01/14/2022 11:26:33 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20220114-0005958

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

J-SA-21-1246

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)
Dodd Development Group, LLC	**New Owner**	
(NAME) 4404 Sunnybrook	(NAME)	**117-08-0-237.00**
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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, **RHONDA DIXON, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DODD DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 in Davidson County, State of Tennessee, and described as follows:

Being Lot No. 14 on the Westerly 10 feet of Lot No. 15 on the Plan of Galecrest No. 2, Block "G" as of record in Book 1424, page 19, Register's Office for Office for Davidson County, Tennessee.

Said Lot No. 14 and part of Lot No. 15 adjoin and front together 80.0 feet on the Northerly margin of Battlefield Drive, and runs back between lines measuring 154.4 feet on the Westerly line and 155.0 feet, on the Easterly line, to a point in the rear whereon it measures 75.1 feet.

Being the same property conveyed to Donna M. Crawford and Rhonda Dixon, as joint tenants with right of survivorship by Quitclaim deed from Donna M. Crawford, single of record in Instrument No. 20120925-0086998 Register's Office for Davidson County, Tennessee, dated September 21, 2012 and recorded on September 25, 2012.

Donna M. Crawford having since deceased on December 22nd, 2021, leaving Rhonda Dixon as Sole Tenant by the Entirety.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 19, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 10732, Page 686, in the Register's Office for Davidson County, Tennessee.
- Public Utility and Right-of-way Easement of record in Book 4782, Page 702, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

Witness my/our hand(s) this the 12th DAY OF JANUARY, 2022.

Rhonda Dixon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RHONDA DIXON, 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 12th of January, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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