Return to:
Lady Title and Escrow, Inc.
2813 21st Avenue South
Nashville, TN 37212
T-CRE-21-6348

This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $1,500,000.00.

Dawn Martin
Affiant

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

Subscribed and sworn before me this the 28th day of February, 2022.

Brian D. Mitchell
Notary Public
My commission expires:

Karen Johnson Davidson County
Batch# 814895 DEEDWARR
03/03/2022 01:14:17 PM 2 pgs
Fees: $13.00 Taxes: $5,550.00
20220303-0024513

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Henry Higginbotham and Dianne Higginbotham 6348 Bresslyn Road Nashville, TN 37205	New Owner	115-11-0 074.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MICHAEL WILLIAM DULANEY, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to HENRY HIGGINBOTHAM AND DIANNE HIGGINBOTHAM, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 261 on the Plan of West Meade Farms Inc., Section "P" of record in Plat Book 2133, Page 22, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Michael William Dulaney by Quitclaim Deed dated 08/15/2000, from Janet E. Littlepage (Dulaney), of record in Instrument No. 20000822-0082919, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Michael W. Dulaney and wife, Janet F. Littlepage-Dulaney, by Warranty Deed dated 09/26/1997, from Jeffrey M. Sullivan and wife, Michelle M. Sullivan, of record in Book 10631, page 559, Register's Office for Davidson County, Tennessee. The said Michael W. Dulaney and Janet F. Littlepage-Dulaney having since divorced as evidenced by Divorce Decree filed as Docket No. 98D-2642 in the Fourth Circuit Court for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 6348 Bresslyn Road, Nashville, TN 37205.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

MWD

Witness my hand this the 28th day of February, 2022.

Michael William Dulaney

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael William Dulaney, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of February, 2022.

My commission expires:

7/9/2024

Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY