RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

PREPARED BY (~~AND RETURN TO~~):

Wilkins and Ivey Attorneys at Law

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DW) Title No.: 62391
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Suzanne Thompson Robert Thompson 5841 Fredricksburg Drive Nashville, TN 37215	OWNER

TAX MAP PARCEL NUMBERS: 14506003700

Karen Johnson Davidson County
Batch# 816279 **DEEDWARR**
03/07/2022 09:07:25 AM 2 pgs
Fees: $13.00 Taxes: $3,607.50
20220307-0025389

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$975,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sarah Weaver Dickerson, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Suzanne Thompson and Robert Thompson, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Tyne Valley Estates, Section 4, of record in Book 3600, page 10, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher S. Dickerson and spouse, Christy A. Dickerson, by Warranty Deed from William O. Caldwell and spouse, Virginia L. Caldwell, dated June 28, 2002 and recorded on July 10, 2002, of record in Instrument No. 20020710-0082950, Register's Office for Davidson County, Tennessee. The said Christopher S. Dickerson and spouse, Christy A. Dickerson have since divorced. By Quitclaim Deed, dated June 11, 2018, recorded June 19, 2018, of record in Instrument No. 20180619-0058962, said Register's Office, Christopher S. Dickerson and Christy A. Dickerson a/k/a Christy A. Steinfeld conveyed subject property to Christopher S. Dickerson and Sarah Dickerson, husband and wife. By Quitclaim Deed, dated January 27, 2021, recorded January 28, 2021, of record in Instrument No. 20210128-0012374, said Register's Office, Christopher Sean Dickerson conveyed his interest in subject property to Sarah Weaver Dickerson, pursuant to the terms and conditions of the Marital Dissolution Agreement, Docket No. 20D-388, in the Fourth Circuit Court for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan of record in Book 3600, page 10, said Register's Office, shows an owner's certificate, minimum building setback lines to be established by City of Forest Hills, and a 10 foot easement for public utility purposes along the rear, easterly and westerly lines of said lot.

This is improved property, known as 5841 Fredricksburg Drive, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of March, 2022.

Sarah Weaver Dickerson

Sarah Weaver Dickerson

State of Tennessee

County of Davidson

On this 4th day of March, 2022, before me the undersigned authority, personally appeared Sarah Weaver Dickerson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Margaret H Taylor

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $975,000.00.

Affiant

Sworn and subscribed before me this 4th day of March, 2022.

Notary

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 1-9-24