Karen Johnson Davidson County
Batch# 830334 DEEDWARR
03/29/2022 10:15:37 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20220329-0036040

WARRANTY DEED

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

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 25TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 9/18/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P22-4288-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
David Dotson and Jacqualine Dotson	New Owner	083070K00200CO
(NAME)	(NAME)	
150 Carphilly Cir		
(ADDRESS)	(ADDRESS)	
Franklin TN 37069		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Thousand And No/100 Dollars ($600,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, SHARON S. WIENS, MARRIED, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID DOTSON AND JACQUALINE DOTSON, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit 300B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 300 Tillman Lane, Phase I, a Horizontal Property Regime with Private Elements of record at Instrument No. 20140924-0088017, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sharon S. Wiens by Warranty deed from BJ Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150616-0057372 Register's Office for Davidson County, Tennessee, dated June 12, 2015 and recorded on June 16, 2015.

The above described property has never been the marital residence of Grantor and is not a marital asset.

unimproved ☐
This is improved ☒ property, known as 300 B Tillman Lane, Nashville, TN 37206
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 19 day of March 2022.

Sharon S Wiens
Sharon S. Wiens

STATE OF Indiana)
COUNTY OF Vigo)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sharon S. Wiens, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand this 19th day of March, 2022.

Billy Jo Maloon
Notary Public

My Commission Expires: 10/15/2026

NOTARY PUBLIC SEAL INDIANA
BILLY JO MALOON
Notary Public, State of Indiana
Vigo County
Commission Number NP0639148
My Commission Expires
October 15, 2026