Karen Johnson Davidson County
Batch# 833041 DEEDWARR
04/01/2022 10:23:04 AM 2 pgs
Fees: $13.00 Taxes: $14,800.00
20220401-0037894

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FOUR MILLION AND 00/100 (4,000,000.00).

Tracy Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st day of March, 2022.

M. Catherine Clearwaters
Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC M. CATHERINE CLEARWATERS DAVIDSON COUNTY

This Instrument Prepared By:
Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
R. L. Moore, Trustee of 4006 Dorcas Drive Trust dated March 18, 2022 (NAME)	**NEW OWNER** (NAME)	**116 16 0 028.00**
4006 Dorcas Drive Nashville, TN 37215 (ADDRESS)	(ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 31st day of March, 2022, the undersigned, **SHANNON DAWSON, TRUSTEE OF THE DRUBOSO FAMILY LIVING TRUST DATED FEBRUARY 23, 2005**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **R. L. MOORE, TRUSTEE OF 4006 DORCAS DRIVE TRUST DATED MARCH 18, 2022,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **Davidson** County, State of **TENNESSEE**, having an address of **4006 DORCAS DRIVE, NASHVILLE, TN 37215** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Evergreen Heights, Part Two, of record in Plat Book 1835, Page 19, amended in Book 3897, Page 347, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Philip Drury Dawson and Shannon Sheppard Dawson, Trustees of Druboso Family Living Trust under trust instrument dated February 23, 2005, by Warranty Deed from Joe R. Cooper and wife, Cynthia C. Cooper, of record in Instrument No. 20200225-0020524, in the Register's Office for Davidson County, Tennessee, dated February 24, 2020 and recorded on February 25, 2020.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 31st day of March, 2022.

GRANTOR: The Druboso Family Living Trust dated February 23, 2005
By: Shannon Dawson
Its: Trustee

Shannon Dawson, Trustee of The Druboso Family Living Trust Dated February 23, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Shannon Dawson** with who I am personally acquainted, and who upon oath acknowledged themself to be the Trustee for the Trust identified as the **The Druboso Family Living Trust dated February 23, 2005** (the "Trust"), and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of the Trust, the within named Grantor, and that they in such capacity as Trustee executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Trust as Trustee.

WITNESS my hand, at office, on this 31st day of March, 2022.

GROVER C COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

9-8-2025
My Commission Expires