Karen Johnson Davidson County
Batch# 846358 DEEDWARR
04/27/2022 12:06:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220427-0048653

After Recording, Return To:
MORTGAGE CONNECT, LP
600 CLUBHOUSE DRIVE
MOON TOWNSHIP, PA 15108
File No. 2108469

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Cheryl K. Dixon-Kinzer, 701 HARDYS COURT, WHITES CREEK,TN 37189

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
040-09-0A-012-00

GENERAL WARRANTY DEED

Exempt from Recordation Tax. Tenn. Code Sec. 67-4-409 (a)(4)

Cheryl K. Dixon-Kinzer who acquired title as Cheryl K. Dixon-Hubbard, married to Marcus Kinzer, hereinafter grantor, whose tax-mailing address is **701 HARDYS COURT, WHITES CREEK, TN 37189**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **Cheryl K. Dixon-Kinzer**, hereinafter grantee, whose tax mailing address is **701 HARDYS COURT, WHITES CREEK,TN 37189**, the following real property in Davidson County, Tennessee:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Being the same property as conveyed from Jack Nixon, individually and d/b/a Nixon Construction to Cheryl K. Dixon-Hubbard as set forth in Deed Instrument #20100601-0041985 dated 05/24/2010, recorded 06/01/2010, DAVIDSON County, TENNESSEE.
Parcel ID: 040-09-0A-012-00

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on April 13, 2022:

Cheryl K. Dixon-Kinzer Cheryl K. Dixon-Hubbard

Cheryl K. Dixon-Kinzer who acquired title as Cheryl K. Dixon-Hubbard

Marcus Kinzer

Marcus Kinzer

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 13, 2022 by **Cheryl K. Dixon-Kinzer who acquired title as Cheryl K. Dixon-Hubbard and Marcus Kinzer,** each who is personally known to me or has produced Driver License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Vanessa Cortner
Notary Public

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is _____, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 13th day of April, 2022.

Cheryl K. Dixon-Kinzer
Affiant

Cheryl K. Dixon-Kinzer
Print Name

(Seal)

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Vanessa Cortner
Notary Public

My commission expires:

05-07-2024

Vanessa Cortner
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being lot(s) 12, as shown on the map entitled Whites Creek Manor, of record as Instrument No. 20061130- 0148061, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

PROPERTY ADDRESS 701 HARDYS COURT, WHITES CREEK,TN 37189

Tennessee Certification of Electronic Document

I, Lena Catalelo, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **4/13/2022** (date of document).

Lena Catalelo
Affiant Signature

4-18-2022
Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 18th day of APRIL, 2022.

Suzanne Rafla
Notary's Signature

MY COMMISSION EXPIRES: 3-9-2025

NOTARY'S SEAL

Commonwealth Of Pennsylvania - Notary Seal
Suzanne G Rafla, Notary Public
Allegheny County
My Commission Expires March 9, 2025
Commission Number 1394145