Karen Johnson Davidson County
Batch# 849809 DEEDWARR
05/03/2022 08:43:45 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20220503-0050988

ADDRESS NEW OWNERS and
SEND TAX BILLS:
WOODBRIDGE OPPORTUNITY F

1380 E. Jefferson
Detroit, MI 48207

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
053-6B-147.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, GREGORY DIXON , unmarried , hereinafter called GRANTOR, has this day bargained and sold and by these presents transfer and convey to WOODBRIDGE OPPORTUNITY FUND, INC., hereinafter called GRANTEE, its successors and assigns forever, the following described property, to wit:

> A certain tract or parcel of land located in Davidson County, State of Tennessee described as follows; to-wit:
>
> Land in Davidson County, Tennessee, being Lot No. 146 on the Plan of Phase 4B, Waterford Subdivision, of record in Plat Book 7900, Page 770, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.
>
> Being the same property conveyed to Gregory Dixon, unmarried by Warranty Deed from Sandra D. Strickland, a single person, dated January 16, 2014 and recorded January 29, 2014 in Instrument No. 20140129-0008140, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 2047 Waterford Drive, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, its successors and assigns, forever.

GRANTOR covenants with GRANTEE that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds himself, his heirs, successors and assigns

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ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

to warrant and defend the title to the said land to GRANTEE, its, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 29 day of April, 2022.

GREGORY DIXON

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, GREGORY DIXON, unmarried, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 29 day of April, 2022.

NOTARY PUBLIC

My Commission Expires: 3-4-25

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $330,000.00.

AFFIANT

Subscribed to and sworn before me, this the 29 day of April, 2022.

NOTARY PUBLIC

My Commission Expires: 3-4-25

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