Karen Johnson Davidson County
Batch# 889231 DEEDWARR
07/14/2022 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $2,290.30
20220714-0081087

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

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

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62715
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Logan C. Tice Ryan C. Tice 7827 Oakfield Grove Brentwood, TN 37027	Same as new owners

TAX MAP PARCEL NUMBERS: 181100A28000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$619,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elias Dummer and Meaghan L. Dummer, husband and wife**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Logan C. Tice and Ryan C. Tice, 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. 1007 on the Plan of Autumn Oaks Subdivision, Phase 10A, of record in Inst. No. 201308120084048, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Elias Dummer and Meaghan L Dummer, husband and wife, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated May 23, 2014 and recorded on May 28, 2014, of record in Inst. No. 20140528-0045781, Register's Office 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; All matters shown on the Plan, with Owner's Certificate, of record in Inst. No. 201308120084048, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20010912-0099443, Inst. No. 20030513-0064238, Inst. No. 20100414-0028160, Inst. No. 20101206-0096935, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Autumn Oaks Homeowners Association of record in Inst. No. 20010912-0099442, said Register's Office.

This is improved property, known as 7827 Oakfield Grove, Brentwood, TN 37027

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 8th day of July, 2022.

Elias Dummer

Meaghan L. Dummer

State of Tennessee

County of Davidson

On this 8th day of July, 2022, before me the undersigned authority, personally appeared Elias Dummer and Meaghan L. Dummer, 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.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

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: $619,000.00.

Affiant

Sworn and subscribed before me this 11th day of July, 2022.

Notary

My Commission Expires: ELIZABETH YERGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Elizabeth Yerger, 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 **July 8, 2022**.

Affiant Signature

July 14, 2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

14th day of **July**, 20**22**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

