Karen Johnson Davidson County
Batch# 893052 DEEDWARR
07/25/2022 09:49:27 AM 2 pgs
Fees: $13.00 Taxes: $3,459.50

20220725-0084508

WARRANTY DEED

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $935,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2022-GTE-298

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
James L. Dickson and Faye S. Dickson	NEW OWNER	116 08 0A 003.00
(NAME)	(NAME)	
3 Valley Forge		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sallie F. Maddin, an unmarried woman** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **James L. Dickson and Faye S. Dickson, husband and wife** (the "**Grantees**, her heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Sugartree, Phase I, of record in Book 4675, Pages 141 and 142, as amended in Book 4869, Page 686, Book 5121, Page 89, Book 5169, Page 426, Book 5222, Page 468 and Book 5238, Page 93, in the Register's Office for said County, and described as follows:

Beginning at a point in the Northwesterly margin of Valley Forge, an access easement, parking, public sanitary sewer, and water easement, said point being the common front corner of Lots 3 and 1; thence with the line between Lots 3 and 1, Northwesterly 87.00 feet to a point in the Southeasterly margin of an access easement, public sanitary sewer, and water easement; thence with margin of said easement, Westwardly around a curve 21.21 feet to a point; thence continuing with the margin of said easement, Southwestwardly 45.00 feet to a point, said point being the common rear corner of Lots 3 and 5; thence with the line between lots 3 and 5, Southeastwardly 102.00 feet to a point in the Northwesterly margin of Valley Forge, said point being the common front corner of lots 3 and 5, thence with the margin of Valley Forge, Northeastwardly 60.00 feet to the point of beginning.

Being the same property conveyed to Sallie F. Maddin, unmarried, by Warranty Deed from

Moulton Farrar III, and wife and Bonnie Bentley Farrar, of record in Instrument No. 20150603-0051756, in the Register's Office of Davidson County, Tennessee, dated May 26, 2015 and recorded on June 03, 2015.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2022 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 3 Valley Forge, Nashville, TN 37205.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantees, their heirs, and assigns, in fee simple forever.

Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds herself, and her heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 22nd day of July, 2022.

GRANTOR:

Sallie F. Maddin

Sallie F. Maddin

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Sallie F. Maddin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 22 day of July, 2022.

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Notary Public

My Commission Expires: 5/9/2026