This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20227286 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$369,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 18 day of July, 2022. Notary Public My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 893072 DEEDWARR
07/25/2022 10:11:04 AM 2 pgs
Fees: $13.00 Taxes: $1,365.30
20220725-0084543

WARRANTY DE

THIS INDENTURE, made this 18 day of July, 2022, among:

KRISTIN DIXON AND JACOB DIXON, WIFE AND HUSBAND

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

KANAIPONO K. REED AND ANA L. CARAVEZ, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Goodrich Heights of record in Plat Book 2663, Page 60, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Parchman, unmarried by Warranty deed from Shirley C. Burris and James D. Burris of record in Instrument No. 20170829-0088683 Register's Office for Davidson County, Tennessee, dated August 25, 2017 and recorded on August 29, 2017.

Kristin Dixon and Jacob Dixon, wife and husband by Warranty deed from William Parchman, an unmarried man of record in Instrument No. 20210603-0074291 Register's Office for Davidson County, Tennessee, dated May 27, 2021 and recorded on June 3, 2021.

Being also known as 5129 Raywood Lane Nashville, TN 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Kristin Dixon

Jacob Dixon

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Kristin Dixon and Jacob Dixon**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18 day of July, 2022.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Owner Name & Property Address:

Name: Ana Caravez and Kanaipono Reed
Address: 5129 Raywood Lane
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: Same
Address: _____
City, State, Zip: _____

Tax ID: 161-04-0-085.00