Karen Johnson Davidson County
Batch# 900288 **DEEDWARR**
08/08/2022 10:07:37 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20220808-0089823

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $360,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29th day of July, 2022.

NOTARY PUBLIC

My commission expires: 5-31-26

MORGAN D'NEILL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jonathan G. Dugdale	SAME AS NEW OWNER	084-06-0-023.00
(NAME)	(NAME)	
1107 N. Cumberland Street		
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37087		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Rebecca H. Howard, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jonathan G. Dugdale**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 133, as shown on the map entitled Section Five, Sunny Acres, of record in Book 3300, page 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to BOBBY W. HOWARD AND WIFE, REBECCA H. HOWARD, by deed from JOHN HOUSTON WRIGHT AND WIFE, MARTHA ANN WRIGHT, of record in Book 4318, page 575, dated November 6, 1968, said Register's Office.

BOBBY W. HOWARD died on or about July 27, 2020, leaving REBECCA H. HOWARD as the surviving tenant by the entirety.

Rebecca H. Howard and Rebecca Paige Howard being one in the same.

It is hereby disclosed that the Grantee is a licensed real estate agent who is acting in his best interest in this matter.

This property is __unimproved _X_improved property known as: 2609 Windemere Drive, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 29th day of July, 2022.

Rebecca Paige Howard by Becky Lynn Siever her attorney in fact

Rebecca Paige Howard aka Rebecca H. Howard by Becky Lynn Siever
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Becky Lynn Siever, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Rebecca Paige Howard aka Rebecca H. Howard and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20220808-0089822 Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 29th day of July, 2022.

Notary Public
My commission expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY