Karen Johnson Davidson County
Batch# 901298 DEEDWARR
08/10/2022 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $4,995.00
20220810-0090760



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,350,000.00.**

Affiant

Subscribed and sworn to before me, this the 9th day of August, 2022.

Notary Public

My commission expires: 5-9-2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY: / Return To
LIONSGATE TITLE & ESCROW, LLC
1707 Fairview Boulevard, Suite 101 E
Fairview, TN 37062

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JOSEPH MADISON DINWIDDIE	New owners	171-07-0-048.00
5725 Cloverwood Drive		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JEREMY REDMON AND ANNA REDMON, HUSBAND AND WIFE
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOSEPH MADISON DINWIDDIE, UNMARRIED
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 30, as shown on the map entitled Section 4, Cloverland Acres, of record in Plat Book 4600, page 45, 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 JEREMY REDMON AND ANNA REDMON, HUSBAND AND WIFE, by deed from JOSHUA SPENCE AND ASHTON SPENCE, HUSBAND AND WIFE, of record in Instrument No. 20160811-0083832, dated August 6, 2016, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 5725 Cloverwood Drive, 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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 9th day of August, 2022.

JEREMY REDMON

ANNA REDMON

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **JEREMY REDMON AND ANNA REDMON, HUSBAND AND WIFE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of August, 2022.

NOTARY PUBLIC
My Commission Expires: 5-9-2023

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

I, Emily Prophet, 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 8.9.22 (date of document).

Affiant Signature

8.9.22

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 9th day of AUGUST, 2022.

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

