WARRANTY DEED

Karen Johnson Davidson County
Batch# 928116 DEEDWARR
10/11/2022 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20221011-0111616

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $490,000.00.

Affiant

Subscribed and sworn to me on 10/11/22.

NOTARY PUBLIC
My Commission Expires: 7/9/24

TORI COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Deborah L. Dixon Revocable Trust dated September 16, 2020 4500 Post Rd. F58 Nashville, TN 37205	New Owner	103-14-0A-058.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Landon Austin, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Deborah L Dixon, Trustee of the Deborah L. Dixon Revocable Trust dated September 16, 2020, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. F-58, IN A HORIZONTAL PROPERTY REGIME LOCATED ON THE PLAT OF THE HILLWOOD, A CONDOMINIUM, OF RECORD IN BOOK 5200, PAGE 43 AND THE REVISED IN BOOK 6250, PAGE 503, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Landon Austin, unmarried, by Quitclaim Deed from Landon Austin, unmarried and Marcus Austin, married, as joint tenants with the right of survivorship, dated November 17, 2017 and recorded November 21, 2017, of record in Instrument 20171121-0119365, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Landon Austin, unmarried and Marcus Austin, married as joint tenants in common with right of survivorship by Warranty Deed from Jeffrey Wayne Jacobs, Executor and sole Devisee of the Estate of Marjorie Ruth Jacobs, dated September 20, 2013, and recorded September 24, 2013 of record in Instrument No. 20130924-0100447, Register's Office for Davidson County, Tennessee and amended through Scrivener's Affidavit of Correction, of record in Instrument No. 20131031-0113065, Register's Office for Davidson County, Tennessee.

This is improved property known as 4500 Post Rd. F58, Nashville, Tennessee 37205.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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/her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he/she is lawfully seized 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; and GRANTOR does further covenant and bind himself/herself, his/her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his/her successors 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 hand this 10/11/22

Landon Austin

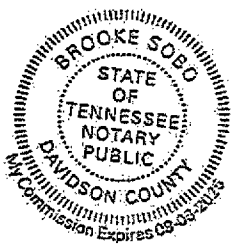
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 10/11/22, before me personally appeared Landon Austin, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he/ she executed the same as his/ her free act and deed.

Witness my hand and official seal on 10/11/22

NOTARY PUBLIC

My Commission Expires: 9/8/25



Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 October 11, 2022.

Tori Cole

Affiant Signature

Date: 10/11/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this October 11, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-Co-2024

Notary's Seal

