Karen Johnson Davidson County
Batch# 932913 DEEDWARR
10/24/2022 08:54:15 AM 2 pgs
Fees: $13.00 Taxes: $2,014.65
20221024-0115089

THIS INSTRUMENT PREPARED BY:
HOLDER LAW & TITLE, LLC
CENTERVILLE, TENNESSEE 37033

Upon Information Furnished By:
Hudgins Auctions Contract

WARRANTY DEED

For and in consideration of the sum of **$544,500.00 DOLLARS**, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, **SHIRLEY MALUGIN, a widow,** have this day bargained and sold and by these presents do transfer and convey unto **JAMES DOZA,** his heirs and assigns, the following described tract or parcel of land, lying and being situated in the **9th** Civil District of **Davidson** County, Tennessee, and more particularly bounded and described as follows:

Land in the 9th, formerly the 14th Civil District of Davidson County, Tennessee, described according to a survey made by S. H. Hutchison, June 1961 and more particularly bounded and described as shown on the Tax Books as Map 168, Parcel 032.00.

Beginning at a point at the Southwest corner of the property conveyed to Woodrow W. Mitchell and wife, by Deed from Frank N. White and wife, of record in Book 3309, page 579, Register's Office for said County; thence with said Mitchell's Southern boundary line North 67 deg. 30 min. East 939 feet to a stake, cedar pointer; thence South 34 deg. East 228 feet to a stake at edge of field, sweet gum pointer; thence South 66 deg. West 915 feet to a point in South Harpeth Road; thence North 37 deg. 30 min. West 260 feet to the beginning, containing 5 acres, more or less.

Being the same property conveyed to Glen H. Malugin and wife, Shirley Malugin by Deed of Frank N. White and wife, Elizabeth Lee Greer White, dated January 8, 1962 and recorded January 18, 1962 in Book 3338, page 397, Register's Office, Davidson County, Tennessee and passing to Shirley Malugin as survivor at the death of Glen H. Malugin.

TO HAVE AND TO HOLD said tract or parcel of land, together with all the estate, title and interest thereunto belonging unto the said **JAMES DOZA,** his heirs and assigns, forever.

I covenant that I am true and lawfully seized and possessed of said real estate, have a good and perfect right to make this conveyance and that the same is free and unencumbered, except easement for right-of-way for South Harpeth Road and the 2022 property taxes which are prorated and paid at closing.

And I agree and bind myself, my heirs and legal representatives to warrant and forever defend the title to said real estate unto the said **JAMES DOZA,** his heirs and assigns, as against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my hand and signature on this 20th day of October, 2022.

Shirley Malugin
SHIRLEY MALUGIN

STATE OF TENNESSEE
COUNTY OF HICKMAN

On this 20th day of October, 2022, before me appeared **SHIRLEY MALUGIN,** known to me or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Letitia Allen
NOTARY PUBLIC

My Commission Expires: 2-26-2024

LETITIA ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
HICKMAN COUNTY

I hereby swear or affirm that the actual consideration for this transfer of value of the property transferred, whichever is greater, is **$544,500.00.**

Shirley Malugin
Affiant

Subscribed and sworn to before me on this 20th day of October, 2022.

Letitia Allen
NOTARY PUBLIC

My Commission Expires: 2-26-2024

LETITIA ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
HICKMAN COUNTY

PERSON RESPONSIBLE FOR TAXES:
JAMES DOZA
8207 Sawyer Brown Rd. Unit B-3
Nashville TN 37221

SEND DEED TO: Same