Karen Johnson Davidson County
Batch# 936847 DEEDWARR
11/02/2022 10:12:50 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50
20221102-0118265

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62864
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Heather D. Dixon 1307 Clarke Street Old Hickory, TN 37138	New Owner

TAX MAP PARCEL NUMBERS: 05303019600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$435,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Margaret Davidson, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Heather D. Dixon, an unmarried woman,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 186 on the Plan of Section "B" E. I. du Pont de Nemours and Company's Subdivision (Village of Old Hickory), of record in Book 1424, page 67, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Margaret Davidson, unmarried, by Warranty Deed from William Kenneth Jacobs, unmarried, dated July 16, 2012 and recorded July 24, 2012, of record in Inst. No. 20120724-0064777, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 1424, page 67, said Register's Office.

This is improved property, known as 1307 Clarke Street, Old Hickory, TN 37138

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31 day of October, 2022.

Margaret Davidson
Margaret Davidson

State of Massechusetts

County of Barnstable

On this 31 day of October, 2022, before me the undersigned authority, personally appeared Margaret Davidson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Joyce A. Persuitte

My Commission Expires: January 27, 2023

JOYCE A. PERSUITTE
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
January 27, 2023

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $435,000.00.

Affiant

Sworn and subscribed before me this 1st day of November, 2022

Notary

My Commission Expires: _____

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024