THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 937829 DEEDWARR
11/04/2022 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20221104-0118867

File Number: 2022-10-353
Parcel ID: 041 01 0A 129.00

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Jonathan Galletti 5353 Ryan Allen Circle Whites Creek, TN 37189	Same	Map/Parcel 041 01 0A 129.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Albert G. Dawson, Jr, a married man** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Jonathan Galletti, an unmarried man**, ("Grantee") all of right, title and interest in and to that certain real property known as 5353 Ryan Allen Circle, Whites Creek, TN 37189 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of Cobblestone Creek, PUD, Phase Three of record as Instrument Number 20081023-0106163, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Albert G. Dawson, Jr., unmarried, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20100630-0051087, in the Register's Office of Davidson County, Tennessee, dated June 28, 2010, and recorded on June 30, 2010.

Chequita Lore'tta Dawson, spouse of the Grantor, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in the subject 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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 1st day of November, 2022.

Albert G. Dawson, Jr

Chequita Lore'tta Dawson

Chequita Lore'tta Dawson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of November, 2022, before me personally appeared Albert G Dawson, Jr and Chequita Lore'tta Dawson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of November, 2022.

Notary Signature
My commission expires: 3/1/2025

ASHLEY RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 335,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

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

Notary Public
My commission expires: 05-21-2025

WHITNEY DUBOIS
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

Tennessee Certification of Electronic Document

I, Umay Lehn, 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 11/01/2022 (date of document).

Affiant Signature

11/03/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 3 day of November, 2022.

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 10/21/24