Karen Johnson Davidson County
Batch# 938496 DEEDWARR
11/07/2022 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,661.30
20221107-0119509

This instrument prepared by:
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Nashville, TN 37215
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $449,000.00.

Affiant

Subscribed and sworn to before me, this ___ day of November, 2022.

Notary Public
My commission expires: 4/6/25

Address of New Owner:	Send Tax Bills to:	Tax Information
Gary Dixner and Denyl Hewes 2704 Alvin Sperry Pass Mount Juliet, TN 37122	New Owner	110 03 0A 061.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jack Boock and Beverly R. Boock, husband and wife,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Gary Dixner, unmarried man, and Denyl Hewes, unmarried woman, as joint tenants with rights of survivorship,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Sumner County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being all of Lot No. 61, on the Plan of Phase 2, Lakeside Meadows, of record in Plat Instrument No. 20080512-0048984, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jack Boock and Beverly R. Boock, husband and wife, by Warranty Deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company of record in Instrument No. 20141120-0106962, in the Register's Office of Davidson County, Tennessee, dated November 19, 2014 and recorded on November 20, 2014.

This property is improved property known as 2704 Alvin Sperry Pass, Mount Juliet, TN 37122.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, its heirs, successors and assigns, forever. Grantor covenants with 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 does further covenant and bind himself, his heirs, successors, assigns and representatives,

to warrant and forever defend the title to said land to said Grantee, its 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 hand this 3 day of NOVEMBER, 2022

JACK BOOCK

BEVERLY R. BOOCK

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACK BOOCK and BEVERLY R. BOOCK, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument for the purposes therein contained

Witness my hand and seal this 3 day of November, 2022.

Notary Public
Commission expiration date: 09/07/26

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Jessica Hebhart, 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 11/3/2022 (date of document).

Jessica Hebhart
Affiant Signature

11/7/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7 day of November, 2022.

Baille McMahan
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

