WARRANTY DEED

Karen Johnson Davidson County
Batch# 971919 DEEDWARR
02/17/2023 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20230217-0011732

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11 19 2025
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Blair Wesley Monroe	New Owner	033-03-0B-124-00
(NAME)	(NAME)	
167 Ivy Hill Lane		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Caleb J Dossman, a married man, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Blair Wesley Monroe and Claire S. Henry, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 128 on the Plan of Dry Creek Farms, Phase 3, of record in Plat Instrument No. 20070221-0021236, as corrected in Instrument No. 20070411-0043542, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete and accurate description of said Lot.

Being part of the same property conveyed to Caleb J. Dossman, unmarried and Sherese V. Smith, unmarried, tenants in common with right of survivorship by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated 11/30/2007, of record in Instrument 20071205-0140936, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Caleb J. Dossman and Sherese V. Dossman, husband and wife, as joint tenants with rights of survivorship by Quit Claim Deed from Caleb J. Dossman and Sherese V. Dossman F/K/A Sherese V. smith, dated 01/18/2012, of record in Instrument 20120328-0026378, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Caleb J. Dossman by Quit Claim Deed from Sherese V. Dossman, dated 12/27/2022, of record in Instrument 20230103-0000381, Register's Office for Davidson County, Tennessee. This property is not a marital residence and is not subject to any homestead, dower, or any other marital interest.

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.

unimproved ☐

This is improved ☒ 167 Ivy Hill Lane, Goodlettsville, TN 37072

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 16th day of February, 2023.

Caleb J Dossman

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Caleb J Dossman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16th day of February, 2023.

Notary Public:
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

Certificate of Authenticity

I, Joshua A. Terry, 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 2/14/2023.

Affiant Signature

2/17/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/17/2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON