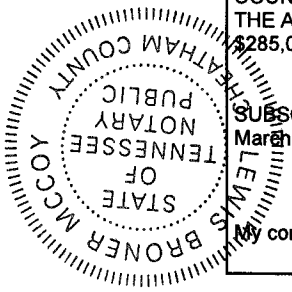
Karen Johnson Davidson County
Batch# 985714 DEEDWARR
03/28/2023 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20230328-0022638



STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Creator 2
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $285,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 27th day of March, 2023.

NOTARY PUBLIC

My commission expires: 7/25/26

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jonathan McDonald and Channing Shippen	same	025-16-0-065.00
(NAME)	(NAME)	
408 Alta Loma Road		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **John Harman Dittrich and wife, Laura Dittrich,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jonathan McDonald and Channing Shippen, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Goodlettsville Heights, Sec. IV, of record in Book 2133, Page 43, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Alta Loma Drive at the corner of Lots No. 53 and 54; thence with the line between said lots, southeasterly 281 feet to a point; thence southwesterly 190 feet to the northeasterly margin of a 50 foot unnamed street; thence with the margin of the same, northwesterly 225 feet to the beginning of a curve; thence around said curve, northerly 43.07 feet to the margin of Alta Loma Road; thence with the margin of the same, northerly 103.9 feet to the point of beginning.

Being the same property conveyed to JOHN HARMAN DITTRICH, UNMARRIED, by deed from JASON E. MORGAN AND WIFE, JENNIFER C. MORGAN, of record as Instrument No. 20080917-0095045, dated September 15, 2008, said Register's Office.

JOHN HARMAN DITTRICH conveyed said property to JOHN HARMAN DITTRICH AND WIFE, LAURA DITTRICH, by Quitclaim Deed of record as Instrument No. 20170531-0053702, dated May 28, 2017, said Register's Office.

This property is __unimproved _X_improved property known as: 408 Alta Loma Road, Goodlettsville, TN 37072.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered,

except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 27th day of March, 2023.

John Harman Dittrich

Laura Dittrich

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 27th day of March, 2023.

Notary Public
My Commission Expires: 5-31-26

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 3/27/23 (date of document).

L. Broner McCoy
Date: 3/27/23

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 27th day of March, 2023.

NOTARY PUBLIC
My Commission expires: 2.5.25

