, WARRANTY DEED

Karen Johnson Davidson County
Batch# 986958 DEEDWARR
03/31/2023 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20230331-0023351

JOSEPHINA SANCHEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF March, 2023

Notary Public

MY COMMISSION EXPIRES: Sept. 7, 2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Kenneth Fant, III and Chastity Danielle Fant	New Owners	
(NAME) 824 Templeton Drive	(NAME) 3139 Gable Ridge Ln.	102 11 0 040.00
(ADDRESS) Nashville, TN 37205	(ADDRESS) Bowling Green KY 42101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JAMES E. DILLINGHAM AND VICKIE L. DILLINGHAM, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEORGE KENNETH FANT, III AND CHASTITY DANIELLE FANT, HUSBAND AND WIFE** , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 383 on the Plan of Brook Meade, Section X, as of record in Book 2331, Page 135, Register's Office for Said County.

Said Lot No. 383 fronts 150.0 feet on the westerly side of Templeton Drive, and runs back between lines, 346.8 feet on the northerly line and 380.8 feet on the southerly line, to a dead line in the rear measuring 139.9 feet on said dead line.

Being the same property conveyed to James E. Dillingham and Vickie L. Dillingham, husband and wife, by Warranty Deed from William C. Bruce and Linda R. Bruce, husband and wife, of record in Instrument No. 20040616-0071127, in the Register's Office of Davidson County, Tennessee, dated June 15, 2004, and recorded on June 16, 2004.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 824 Templeton Drive, Nashville, TN 37205
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 30th day of March, 2023

JAMES E. DILLINGHAM

VICKIE L. DILLINGHAM

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Dillingham and Vickie L. Dillingham, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of March, 2023.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 10/2023

Certificate of Authenticity

I, Holly A. Mason, 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 March 30, 2023.

Affiant Signature

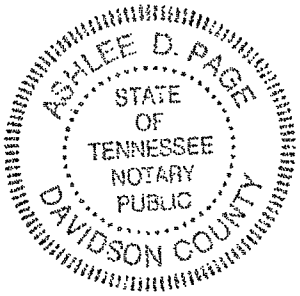
3/30/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 day of March, 2023.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/07/2026