Karen Johnson Davidson County
Batch# 993115 DEEDWARR
04/18/2023 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20230418-0028412

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $540,000.00

Affiant

Subscribed and sworn to before me, this 17th day of April, 2023.

Notary Public
My commission expires: 03/09/2027

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Robin Travers McIntosh **Donald Byron McIntosh**	Same as	**054-13-059.00**
200 Brandywine Dr	New Owner	
Old Hickory, TN 37138		

FOR AND IN 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 ACKNOWLEDGE, WE,

Pamela Bixenman, married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robin Travers McIntosh and Donald Byron McIntosh, wife and husband

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 The 4th Civil District of Davidson County, Tennessee, being Lot No. 25 on The Plan of Brandywine Farms, Section 1, as of record in Book 3600, Pages 79 and 80, Register's Office for said County, specific reference to said plan being here made for a more particular description of said lot.

Being the same property conveyed unto Jas E. Gordon and wife, Nancy B. Gordon, by Installment Deed from J.R. Coarsey, Trustee, dated October 18, 1964, of record in Book 3821, Page 171, Register's Office of Davidson County, Tennessee. Nancy B. Gordon died on 5/10/16 leaving Jas. E. Gordon as the surviving tenant. Jas. E. Gordon aka James E. Gordon died testate on 10/6/22. By Last Will and Testament admitted to probate in the Circuit Court of Davidson County, Tennessee, Probate Divsion, Docket No. 22P1988, the property hereinabove described was devised to Pam Bixenman.
Further, being the same property conveyed to Pamela Bixenman by Personal Representative's Deed dated 4/6/23 of record in Instrument No. 20230406-0025290, Register's Office of Davidson County, Tennessee. Subject property was never the primary residence of said Grantor, her spouse, heirs, nor assigns.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 200 Brandywine Dr, Old Hickory, TN 37138.

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 in 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.

Pamela Bixenman Date: 4/17/23

Pamela Bixenman

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Pamela Bixenman, the within named Grantor(s), 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, at office, this 17th day of April 2023.

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **April 17, 2023**.

Date

D Hardwick

Affiant Signature

April 18, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **18th** day of **April**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026