Karen Johnson Davidson County
Batch# 1018978 DEEDWARR
06/26/2023 02:18:30 PM 2 pgs
Fees: $13.00 Taxes: $1,535.50
20230626-0048522

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $415,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 26th day of June, 2023.

NOTARY PUBLIC

My commission expires: 01/26/2025

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JAN. 26, 2025

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:
John Drewnowski	American Pacific Mortgage Corp	064-08-0-056.00
(NAME)	(NAME)	
4509 Woodside Road	580 Menlo Drive, Ste. 2	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Rocklin, CA 95765	

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 **Rebecca Ann Dickens, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **John Drewnowski , a single man**, 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(s) 43, as shown on the map entitled Section I, Woodside Subdivision, of record in Book 5050, page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JAMES W. DICKENS AND WIFE, REBECCA ANN DICKENS, by deed from BEN MERRITT AND WIFE, BONNIE R. MERRITT, D/B/A BEN MERRITT CONSTRUCTION COMPANY, of record in Book 5346, page 303, dated October 3, 1978, said Register's Office.

JAMES W. DICKENS died on or about January 5, 1994, leaving REBECCA ANN DICKENS as the surviving tenant by the entirety.

This property is __unimproved _X_improved property known as: 4509 Woodside Road, Old Hickory, TN 37138.

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 26th day of June, 2023.

Rebecca Ann Dickens by James Steven Dickens, his atty in fact

Rebecca Ann Dickens by James Steven Dickens
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared James Steven Dickens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Rebecca Ann Dickens and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. _202306260048521__ Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 26th day of June, 2023.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 26th day of June, 2023.

Ernest D. Bennett, III, Affiant — 06/26/2023 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 26th day of June, 2023.

Commission Expires: 09/02/2024

Notary Public

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 2, 2024