State of Tennessee
County of Davidson

Karen Johnson Davidson County
Batch# 1032856 DEEDWARR
08/01/2023 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20230801-0059130

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of July, 2023.

Notary Public:
My Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Kara Faulkner 129 Brockhampton Court Goodlettsville TN 37072	New Owner _____ _____	026-06-0-028.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Peggy Dickinson, unmarried**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Kara Faulkner, an unmarried woman** , hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot 128, Plan of Windsor Green, Phase I, Section I, as shown on plat of record in Plat Book 6250, Page 31, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Peggy Dickinson, unmarried, by Warranty Deed from Kamala Prince, unmarried, dated 6/27/2014 and recorded 6/30/2014 in Instrument No. 20140630-0056939, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Book 6406, Page 929, Register's Office for Davidson County, Tennessee.

Subject HOA Charter of record in Book 6396, Page 542; amended in Book 8192, Page 65, Register's Office for Davidson County, Tennessee.

Subject to Conveyance of Common Areas of record in Book 7864, Page 369, Register's Office for Davidson County, Tennessee.

Subject to all existing easements and all other matters shown on plat of record in Plat Book 6250, Page 31, Register's Office for Davidson County, Tennessee.

This is (_X_) improved (____) unimproved property, known as: 129 Brockhampton Ct., Goodlettsville, TN 37072 formerly known as 128 Brockhampton Ct, Goodlettsville TN 37072

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. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to

warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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/our hand(s) this the 27th day of July, 2023.

Peggy Dickinson

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 Peggy Dickinson, the bargainor(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 and official seal, this 27th day of July, 2023.

Commission Expires: 09/27/26

Notary Public: Brenda Huntsman



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 7/27/2023.

Affiant Signature – Joshua A. Terry

7/31/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/31/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON