This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21447-AP

Karen Johnson Davidson County
Batch# 1048486 DEEDWARR
09/11/2023 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20230911-0071079

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $515,000.00.

Affiant

Courtney Snyder STATE OF TENNESSEE NOTARY PUBLIC County of Sumner

Subscribed and sworn to before me, this the 7th day of September, 2023.

Notary Public
My Commission Expires: 6-16-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Emily Leonard Christopher Wilson 1204 Berwick Trail Madison, TN 37115	Mortgage Research Center, LLC dba Veteran United Home Loans 550 Veterans United Dr. Columbia, MO 65201	052-16-0-059

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, **Dixie Rich, unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Emily Leonard and Christopher Wilson, wife and husband**, hereinafter called the Grantee(s), his/her/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 all of Lot No. 2, Section No. 5, Marlin Meadows, according to survey and plat appearing of record in Book 2133, page 42, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James H. Rich and wife, Dixie Rich by Installment Deed from D.G. Odom and wife, Louise Odom, dated December 3, 1969, recorded December 5, 1969, of record in Book 4384, page 763, Register's Office for Davidson County, Tennessee. The said James H. Rich having since died on March 30, 2022, leaving Dixie Rich as the surviving tenant by the entirety,

This is improved property located at: **1204 Berwick Trail, Madison, TN 37115**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of September, 2023.

GRANTOR:

Dixie Rich

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dixie Rich, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of September, 2023.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Tonya Loftin, 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 September 7, 2023.

Date

Tonya Loftin

Affiant Signature

September 11, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 11th day of September, 2023.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)