Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1050829 **DEEDWARR**
09/18/2023 10:10:14 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20230918-0072938

File #23-TC-5408-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF September, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

SEZEN YILMAZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Paul Fredrick Liebman		
(NAME)	NEW OWNER (NAME)	**103 07 0 025.00**
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HUGH CRAWFORD DILLON, IV AND HOLLAND BROWN DILLON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAUL FREDRICK LIEBMAN, A SINGLE MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 68 on the Plan of Section One, Richland Meadows of record in Plat Book 2083, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hugh Crawford Dillon, Iv and Holland Brown Dillon, husband and wife, by Warranty Deed from Pierce Development Group, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200429-0044736, in the Register's Office of Davidson County, Tennessee, dated April 28, 2020 and recorded on April 29, 2020.

This conveyance is subject to:
* 2023 Taxes, a lien, but not yet due and payable.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Richland Meadows, as recorded in Plat Book 2083, Page(s) 40.
* Covenants, Conditions and Restrictions as set forth in Protective Covenants recorded in Book 2152, Page 121.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **5408 Knob Road, Nashville, TN 37209**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 15th day of September, 2023.

Hugh Crawford Dillon, IV

Holland Brown Dillon

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF ~~DAVIDSON~~ Jefferson

On this ~~15~~ 14th day of September, 2023, before me personally appeared Hugh Crawford Dillon, IV, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~15~~ 14th day of September, 2023.

Notary Signature
My commission expires: 3/27/2026

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF ~~DAVIDSON~~ Jefferson

On this ~~15~~ 14th day of September, 2023, before me personally appeared Holland Brown Dillon, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~15~~ 14th day of September, 2023.

Notary Signature
My commission expires: 3/27/2026

DYLAN MESSIMER
NOTARY PUBLIC
JEFFERSON COUNTY
ALABAMA-STATE AT LARGE
MY COMMISSION EXPIRES MAR. 27, 2026

RETURN TO:
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Nashville, TN 37204