BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1083545
12/19/2023 10:08:58 AM
Fees: $13.00 Taxes: $1,648.35

Davidson County
DEEDWARR
2 pgs

20231219-0097649

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,500.00

Affiant

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

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

PAMELA B. MATHENEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC
Pamela B. Matheney
My Commission Expires
September 25, 2024
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	
Jessica Roland Dragan Jeff Scott Dragan 4387 Cato Road Nashville, Tennessee 37218	Churchill Mortgage 761 Old Hickory Blvd, Ste 400 Brentwood, Tennessee 37027	MAP 058 GROUP 00 0 PARCEL 165.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Dale Hire

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jessica Roland Dragan
And
Jeff Scott Dragan,
married to each other

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:

Beginning at a point in the centerline of Cato Road at the corner of a tract of 3.28 acres and being the Southeast corner of this tract, said point being likewise Southeast from a turn in Cato Road; thence along the line of said tract of 3.28 acres, South 81 deg. West 501 feet to a point; thence North 2 deg. 45 mins. West 70 feet to a point; thence North 72 deg. 30 mins. East 445 feet along Mayer's line to a point in the centerline of Cato Road; thence with the centerline of the same, South 30 deg. East 150 feet to the point of beginning, containing 1.11 acres, more or less.

Being the same property conveyed to Dale Hire by Quitclaim Deed from Southeastern Investments IV LLC, a Tennessee Limited Liability Company, dated October 1st, 2022 and filed of record October 6th, 2022 in Instrument No. 20221006-0110391, Register's Office for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 206-2-301-307, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:
1) 2024 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **4387 Cato Road, Nashville, Tennessee 37218.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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. 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 hand and official seal at office this 15th day of December, 2023.

Dale Hire

[redacted]

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, Dale Hire, with whom I am personally acquainted, (or who 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 15th day of December, 2023.

NOTARY PUBLIC

My Commission Expires:

February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

PLEASE RETURN TO:
Premier Escrow, LLC
4301 Hillsboro Pike
Ste. 300
Nashville, TN 37215

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027