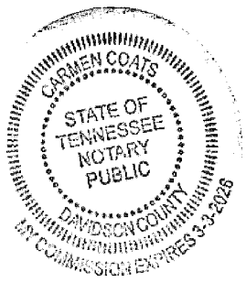
Karen Johnson Davidson County
Batch# 1091974 DEEDWARR
01/22/2024 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20240122-0003432

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $445,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of January, 2024.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Dawn E. Ducote	CARDINAL FINANCIAL CO	073-13-0-225.00
804 North 12th Street	3701 ARCO CORPORATE DR	STE 200
Nashville, TN 37206	CHARLOTTE, NC 28273	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AMY ELIZABETH VAN DIJK, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAWN E. DUCOTE, A MARRIED WOMAN**, 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 Lot No. 137 on the Plan of Section Three, Henderson Gardens of record in Plat Book 3600, Page 27, 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 Amy Fleming and Nicholas Chase Fleming, wife and husband by Warranty Deed from Frankie Bodaford, Married of record in Instrument No. 20190718-0070188 Register's Office for Davidson County, Tennessee, dated July 15, 2019 and recorded on July 18, 2019.

Being the same property conveyed to Amy Elizabeth Van Dijk (Fleming) by Quit Claim Deed from Nicholas C. Fleming of record in Instrument No. 20210901-0117787 Register's Office for Davidson County, Tennessee, dated February 03, 2020 and recorded on September 01, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2023 Forrest Green Drive, Nashville, TN 37216, but 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of January, 2024.

Amy Elizabeth Van Dijk

STATE OF New York
COUNTY OF Queens

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Amy Elizabeth Van Dijk, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of January, 2024.

Debra S. Turner
Notary Public

My Commission Expires: 8.3.26

DEBRA S. TURNER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01TU6011220
Qualified in Queens County
Commission Expires August 3, 2026

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **January 12, 2024** (date of document).

Affiant Signature

January 17, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 17th day of January, 2024.



Notary's Signature

MY COMMISSION EXPIRES: 7-7-25