24-4798

Return to:
Four Star Title, LLC
2500 N. Mount Juliet Rd.
Mt. Juliet, TN 37122

FOR OFFICIAL USE

Karen Johnson
Batch # 1101386
02/15/2024 10:09:38 AM
Fees: $13.00 Taxes: $1,258.00
20240215-0010519

Davidson County
DEEDWARR
2 pgs

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **340,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS **02/09/2024**

Notary Public

MY COMMISSION EXPIRES: 1/28/26

(AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared by and Return To:

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

FOUR STAR TITLE
LLC
ESTABLISHED 2004

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #24-4798

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keenan Andrew Dixon	NEW OWNER	**95-12-79.00**
2560 Lakeland Drive **Nashville, TN 37214**		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jennie Belle Stokes* and Teresa Ann Adcock, as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Keenan Andrew Dixon, a married man,** 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:

BEING Lot No. 8 on the Plan of Lakeland, of record in Plat Book 2133, page 15, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Jennie Belle Stokes* and Teresa Ann Adcock, as joint tenants with right of survivorship by Deed dated May 19, 2016 from Jennie Belle Stokes, unmarried, recorded May 20, 2016, in Instrument Number 20160520-0050841, in the Register's Office of Davidson County, Tennessee.

***Jennie Bell Stokes has since passed on June 19, 2023.**

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2560 Lakeland Drive, Nashville, TN 37214**
(House Number) (Street) (City, State) (Zip)

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 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, representatives and assigns, 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the **9th** day of **February, 2024.**

Teresa Ann Adcock

STATE OF **TENNESSEE**
COUNTY OF Wilson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Teresa Ann Adcock**, with whom I am personally acquainted, or proved 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 official seal on this the **9th** day of **February, 2024.**

NOTARY PUBLIC

My Commission Expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY