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

Name and Address of New Owner:
Dylan Eli Cadwell
1307 Quail Court East
Nashville, TN 37214

Send Tax Bills To:
Dylan Eli Cadwell

Karen Johnson Davidson County
Batch # 1101819 DEEDWARR
02/16/2024 10:50:47 AM 4 pgs
Fees: $23.00 Taxes: $980.50
20240216-0010846

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 108-08-0C-006-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Zephanie Brianna Dykes, an unmarried woman and Eric Scott Dykes, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Dylan Eli Cadwell, unmarried**, "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land located in Davidson County, Tennessee and being known and designated as all of Unit No. 6, Lot No. 72, on the Plan of Condominium Site Plan Lots 70, 71, 72, 73, 74, 75, 76, Section Two, Quail Valley, as shown on the plat of the same of record in Plat Book 5200, Page 417, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Zephanie Brianna Dykes and Eric Scott Dykes, by Warranty Deed dated April 14, 2021 from Rossi Turner, unmarried, recorded April 15, 2021 in Instrument No. 20210415-0050221 in the Register's Office.

Grantor Eric Scott Dykes is married, however subject property is not not, nor has it ever been a marital residence and as such is not subject to any homestead, dower, or other marital interest.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of February, 2024.

Eric Scott Dykes (SEAL)

Eric Scott Dykes

(SEAL)

Zephanie Brianna Dykes

STATE OF TENNESSEE
COUNTY OF Roane

On this 14th day of February, 2024, before me personally appeared Eric Scott Dykes, 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 14th day of February, 2024.

Tammy L. Laird
Notary Signature
My commission expires: 11/16/2027

TAMMY L LAIRD
STATE OF TENNESSEE NOTARY PUBLIC
ROANE COUNTY

STATE OF TEXAS
COUNTY OF

On this 14th day of February, 2024, before me personally appeared Zephanie Brianna Dykes, 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 14th day of February, 2024.

Notary Signature
My commission expires:

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of February, 2024.

_____ (SEAL)
Eric Scott Dykes

Zephanie Brianna Dykes (SEAL)
Zephanie Brianna Dykes

STATE OF TENNESSEE
COUNTY OF

On this 14th day of February, 2024, before me personally appeared Eric Scott Dykes, 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 14th day of February, 2024.

_____
Notary Signature
My commission expires:

STATE OF TEXAS
COUNTY OF

On this 14th day of February, 2024, before me personally appeared Zephanie Brianna Dykes, 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 14th day of February, 2024.

Zephanie Williams
Notary Signature
My commission expires: 9/13/2025

TIPHANIE WILLIAMSON
Notary Public, State of Texas
Comm. Expires 09-13-2025
Notary ID 133335960

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $265,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 14th day of February, 2024.

Notary Public
My commission expires:
File No. 2024-6658-RS

