THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240246799**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $645,000.00. Affiant Subscribed and sworn to before me, this 5th day of March, 2024. Notary Public My Commission Expires:

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027

Karen Johnson Davidson County
Batch# 1107825 DEEDWARR
03/06/2024 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,386.50
20240306-0015675

WARRANTY DEED

Address New Owner: Kevin Raftery and Sydney Raftery 1412 5th Ave N Nashville, TN 37208	Send Tax Bills To: Legacy Home Loans dba Steadfast Mortgage, 1036 Stearman Dr., Ste. 6, White House, TN 37188	Tax Information: Tax Parcel ID No. 161 14 0A 021.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Troy Dixon and Keana Dixon, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sydney Raftery and Kevin Raftery, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of THRIBLE SPRINGS ESTATES, PHASE I, of record in Plat Book 6900, Page 313, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Troy Dixon and Keana Dixon, husband and wife, by Warranty Deed from Melody Mercer and husband, Gregory A. Mercer, of record in Instrument No. 20200911-0103557, in the Register's Office of Davidson County, Tennessee, dated September 04, 2020, and recorded on September 11, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THRIBLE SPRINGS ESTATES, PHASE I, as recorded in Plat Book 6900, Page(s) 313.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE RESUBDIVISION OF PHASE 1 OF THRIBLE SPRINGS ESTATES, as recorded in Plat Book 7900, Page(s) 738.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Book 7231, Page 59, modification and amendment recorded in Book 8655, Page 48 as re-recorded in Book 8676, Page 537.

Easement for Sanitary Sewer, recorded in Book 7593, Page 468.

Easement for Water Main, recorded in Book 7593, Page 503.

Easement recorded in Book 7859, Page 380.

This is improved property located at 616 Andrew Rucker Lane Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of March, 2024.

Troy Dixon

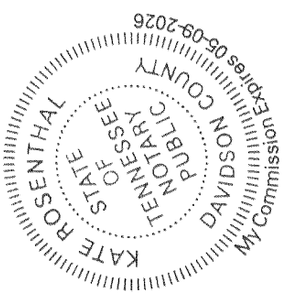
Keana Dixon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Troy Dixon and Keana Dixon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of March, 2024.

Notary Public
My Commission Expires: _____



True Copy Certification

I, **Tonya Cherry,** 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 this the 5 day of March, 2024.

Affiant Signature
Date 3/5/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 5 day of March, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027