Karen Johnson Davidson County
Batch# 1109369 DEEDWARR
03/08/2024 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,174.75
20240308-0016460

This instrument prepared by:
Icon Title, LLC
9175 Carothers Parkway
Franklin, TN 37067
File Number: 11-2765-AJ

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $317,500.00.

Affiant

Subscribed and sworn to before me, this the 8th day of March, 2024.

Notary Public
My Commission Expires: _____

ALLISYN G PINKSTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Deborah Hartman 7007 Lenox Village Dr., D6 Nashville, TN 37211	New Owner	172-12-0D-036.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Cameron Thomas Dodd and Mary Holt Dodd, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Deborah Hartman, an unmarried 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 No D-6 of Section One, The Town Center Homes At Lenox Village, of record as Instrument No. 20031120-0169460, as Exhibit "B" of Instrument No, 20031212-0178492, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal property act as the same is set out in Section 66-27-101, ET Seq, of Tennessee Code Annotated, and to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Mary Holt Dodd and Cameron Thomas Dodd, husband and wife, as tenants by the entirety by Quitclaim Deed from Mary Holt Dodd F/K/A Mary Holt Mock and Cameron Thomas Dodd, husband and wife who both acquired title as unmarried and James L. Mock who erroneously took title as James T. Mock, married joined in execution by his spouse Mary Elizabeth Mock of record in Instrument No. 20211011-0136637 Register's Office for Davidson County, Tennessee, dated September 27, 2021 and recorded on October 11, 2021. Mary Holt Mock has since married Cameron Thomas Dodd and is now known as Mary Hold Dodd.

This is ☐ improved or ☐ unimproved property located at: **7007 Lenox Village Drive, D6, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

CTD 3 MHD

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~8th~~ 7th day of March, 2024.

GRANTOR:

Cameron Thomas Dodd
Cameron Thomas Dodd

Mary Holt Dodd
Mary Holt Dodd

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Cameron Thomas Dodd and Mary Holt Dodd, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~8th~~ 7th day of March, 2024.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 March 7, 2024.

Date

Affiant Signature

3/8/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8 day of March, 2024.

Notary's Signature

My Commission Expires: Date

Notary's Seal

ALISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025