# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1110113 DEEDWARR
03/12/2024 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20240312-0017076

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Johnson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Mignon L Francois
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MARCH, 2024.

Samuel Perry
Notary Public Notary Public, State of Texas

MY COMMISSION EXPIRES: Electronically signed and notarized online using the Proof platform.

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Mignon L. Francois | New Owner | 064-13-0-040.00 |
| (NAME) | (NAME) | |
| 4302 Woods Street | | |
| (ADDRESS) | (ADDRESS) | |
| Old Hickory, TN 37138 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in 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, I/we **Rebekah L. Dozier, a married woman,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Mignon L. Francois, an unmarried woman**, hereinafter called the GRANTEE(S), his/her/their 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 the west 150 feet of Lot No. 59 of Block 3 on the Plan of Berryville, of record in Book 421, page 117, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the easterly side of Wood Avenue or Street and runs back between parallel lines 150 feet to the west line of the property conveyed to Buford F. Helton and wife, by Deed from Daisy Hurt, of record in Book 1272, page 119, said Register's Office.

Being the same property conveyed to Bobby G. Cox and Louise M. Cox, husband and wife by Warranty Deed from George T. Phelps and Kristi P. Phelps, husband and wife, dated 10/29/1997, of record in Book 10674, Page 816, Register's Office for Davidson County, Tennessee.

The said Bobby G. Cox died on 03/26/2021, leaving the said Louise M. Cox the sole surviving tenant by the entirety.

The said Louise M. Cox died testate on 04/17/2022, devising subject property to Rebekah L. Dozier, as evidenced in Will Book 57, Page 126, Clerk & Master's Office for Wilson County, Tennessee.

Being the same property conveyed to Rebekah L. Dozier by Quitclaim Deed from Rebekah L. Dozier, Executor of the estate of Louise M. Cox, Deceased, dated 03/30/2023, of record in Instrument No. 20230613-0045090, Register's Office for Davidson County, Tennessee.

The property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 4302 Woods Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 8th day of March, 2024.

Rebekah L. Dozier

**State of Tennessee**
**County of Wilson**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rebekah L. Dozier**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of March, 2024.

Notary Public

My Commission Expires: 6-9-2024

Kimberly Rogers
STATE OF TENNESSEE NOTARY PUBLIC
County of Wilson

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mount Juliet, TN 37122**



202403120017076

- **The text of a certification of an electronic document must be in the following form.**

  **I,** Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 03/08/2024 **(date of document).**

  Kirsten Virden

  **Affiant Signature**

  **Date:** 03/08/2024

  **State of** Tennessee

  **County of** Davidson

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

  Rachel Marie Collins

  **Notary Signature**

  **MY COMMISSION EXPIRES:** 3.6.2024

  **Notary's Seal (if on paper)**

