THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 1119077 DEEDWARR
04/04/2024 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20240404-0023994

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL
Robert Winston Dozier and Chandler Ivey Dozier 6423 Henry Ford Dr. Nashville, TN 37209	same as new owner	090-12-0-062.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **GREGORY S. HOWARD, UNMARRIED** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **ROBERT WINSTON DOZIER AND CHANDLER IVEY DOZIER, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** ("Grantees" herein), their successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 237, as shown on the map entitled Charlotte Park, Section IV, of record in Book 2663, page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to STEPHEN M. SIPE, by deed from DONALD MAIN AND WIFE, VALERIE MAIN, of record as Instrument No. 20060613-0070311, dated June 6, 2006, said Register's Office.

STEPHEN M. SIPE conveyed said property to STEPHEN M. SIPE, UNMARRIED, AND GREGORY S. HOWARD, UNMARRIED, AS TENANTS IN COMMON WITH EXPRESSED RIGHTS OF SURVIVORSHIP, by Quitclaim Deed of record as Instrument No. 20100809-0062831, dated July 28, 2010, said Register's Office.

STEPHEN M. SIPE conveyed his interest in said property to GREGORY S. HOWARD, by Quitclaim Deed of record as Instrument No. 20190508-0043219, dated April 30, 2019, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS: 6423 Henry Ford Dr., Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, their successors and assigns, forever. And GRANTOR does covenant with said GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind himself, his assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2024 real property taxes and any easements, covenants and restrictions of record.

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.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands as of this 4th day of April, 2024.

GREGORY S. HOWARD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Paul Soper, a Notary Public of the State and County aforesaid, personally appeared **GREGORY S. HOWARD**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 4th day of April, 2024.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/11/26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$525,000.00.**

Sworn to and subscribed before me this 4th day April, 2024.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/11/26

Tennessee Certification of Electronic Document

I, Paul Soper, 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 4/4/24 (date of document).

Affiant Signature

4/4/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

NOTARY'S SEAL

