Karen Johnson Davidson County
Batch# 1121020 DEEDWARR
04/09/2024 02:36:30 PM 4 pgs
Fees: $23.00 Taxes: $1,472.60
20240409-0025217

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $398,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF April, 2024.

Notary Public

MY COMMISSION EXPIRES: 11.3.2025
(AFFIX SEAL)

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2024-GTE-117

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Adriel Villar Bess	New Owner	053 12 0 252.00
(NAME) 1057 Donoho Drive	(NAME)	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Gail Dixon, an unmarried woman, and Robert L. Floyd, Sr., an unmarried man** (the "**Grantors**"), have bargained and sold, and by these presents does hereby transfer, grant and convey to **Adriel Villar Bess, an unmarried man** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A" attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2024 and subsequent years, a lien not yet due and payable, (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) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 1057 Donoho Drive, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, his heirs, and assigns, in fee simple forever.

Grantors covenants with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions.

Grantors further covenants and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantee, his heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors has executed this Warranty Deed the 4th day of April, 2024.

GRANTORS:

Gail Dixon

Gail Dixon

Robert L. Floyd Sr.

Robert L. Floyd, Sr.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Gail Dixon and Robert L. Floyd, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 4 day of April, 2024.

Notary Public

My Commission Expires: 5/9/26

TIFFANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Jackson's Landing Estates, Section II of record in Plat Book 8250, Page 975, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert L. Floyd, Jr., an unmarried man, by Warranty Deed from Scott M. Liston and Jessica R. Stilwell, husband and wife, of record in Instrument No. 20190313-0023111, in the Register's Office of Davidson County, Tennessee, dated March 12, 2019, and recorded on March 13, 2019.

Robert L. Floyd Jr. died on May 26, 2022, intestate. The Property vested in his sole heirs being Gail Dixon and Robert L. Floyd, Sr., his parents. See Affidavit of Heirship Recorded in Instrument No. 20240322-0020115 and Instrument No. 20240322-0020116, in the Register's Office, Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 4.4.2024 (date of document).

Affiant Signature

4.4.24
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

