Name and Address of New Owner:
Nancy Dickinson
214 Harpers Mill Road
Nashville, TN 37076

Karen Johnson Davidson County
Batch# 1126107 DEEDWARR
04/23/2024 12:05:30 PM 4 pgs
Fees: $23.00 Taxes: $1,054.50
20240423-0029190

Send Tax Bills To:
Nancy Dickinson
214 Harpers Mill Road
Nashville, TN 37076

This Instrument Prepared By:
Ian Deaderick
Encore Title & Escrow, LLC
1500 Medical Center Parkway
Suite 3A-32
Murfreesboro, TN 37129

Map & Parcel No: 064-12-0A-214.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Chris Burris, an unmarried man, and Stacie Dean, an unmarried woman**, "the Grantors," have this day bargained and sold and by these presents do hereby sell, give, transfer and convey unto **Nancy Dickinson, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being a certain building identified as property Map No. 214 AKA Unit No. 214 on the Plan of Section One, Fox Run Condominium Apartments, as of record in Book 4860, Page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Chris Burris and Stacie Dean, husband and wife by Warranty Deed from Gary Bedford Gentry, an unmarried man of record in Instrument No. 20201009-0117698 Register's Office for Davidson County, Tennessee, dated October 07, 2020 and recorded on October 09, 2020.

Subject to all matters shown on the Plan of record in Plat Book 4860, Page 52, Register's Office for Davidson County, Tennessee.

Subject to terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4956, Page 582 and as amended in Book 5564, Page 582, Book 6370, Page 817 and in Book 8510, Page 92, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against

handicapped persons.

Subject to Charter of Fox Run Condominiums Homeowner's Association of record in Book 5208, Page 189, amended in Book 5896, Page 1 and amended in Book 8510, Page 100, in the Register's Office for Davidson County, Tennessee.

Subject to By-Laws of Fox Run Condominiums of record in Book 4956, Page 590 as amended in Book 5174, Page 609, Book 5548, Page 852, Instrument No. 20120620-0053936 and Instrument No. 20220712-0079805, in the Register's Office for Davidson County, Tennessee.

Subject to Easement of record in Book 8035, Page 646, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantors has caused this Warranty Deed to be executed on the 22nd day of April, 2024.

Chris Burris

Stacie Dean

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of April, 2024, before me personally appeared Chris Burris and Stacie Dean, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of April, 2024.

Notary Signature
My commission expires: 9-8-2025

JAMIE D KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $285,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22nd day of April, 2024.

Notary Signature
My commission expires: 9-8-2025
File No. ETEL-52-TN

JAMIE D KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 4/22/2024.

Affiant Signature – Joshua A. Terry

4/22/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/22/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5.10.27