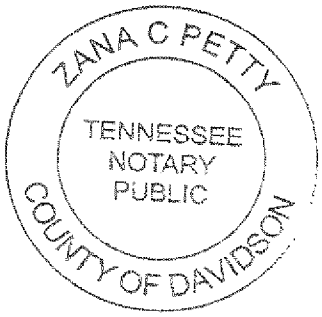
Karen Johnson Davidson County
Batch# 1126115 DEEDWARR
04/23/2024 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20240423-0029201

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 2.3.26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0162

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jeffrey Gordon Bixenman and Renae Bixenman	New Owners	Map: 05414008100
(NAME) 409 Louviers Lane	(NAME)	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SEVEN HUNDRED THOUSAND AND NO/100 DOLLARS ($700,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MICHAEL L. BIXENMAN AND WIFE, PAMELA S. BIXENMAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JEFFREY GORDON BIXENMAN AND RENAE BIXENMAN, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 246, on the Plan of Brandywine Farms, Section 14, as of record in Book 4660, Page 112, Register's Office for said County.

Said Lot No. 246 fronts 100.0 feet on the northerly side of Louviers Lane and extends back 148.8 feet on the easterly line and 379.3 feet on the westerly line, which is a broken line, to a line in the rear on which it measures 363.7 feet.

Being the same property conveyed to Michael L. Bixenman and wife, Pamela S. Bixenman, by deed from Malcolm M. Osborne and wife, Willie A. Osborne, of record in Book 6053, Page 70, dated April 11, 1983, Register's Office for said County.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4660, Page 112, said Register's Office; (3) Easement to Cumberland Water Company of record in Book 3963, Page 235, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 3816, Page 544, amended in Book 3843, Page 951, Book 3886, Page 720, Book 4824, Page 631 and Extension in Book 9138, Page 45 and Extension in Book 9366, Page 835, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 409 Louviers Lane, Old Hickory, TN 37138
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do 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. 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.

Witness our hands this 22nd day of April, 2024.

Michael L. Bixenman

Pamela S. Bixenman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael L. Bixenman and Pamela S. Bixenman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 22nd day of April, 2024.

My Commission Expires: 2-3-26

Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Certification of Recorded Documents

I, Julia Wyatt, 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 April 22, 2024.

(AFFIANT) – Julia Wyatt

04/22/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

My commission expires: 2.3.26

Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON