Karen Johnson Davidson County
Batch# 1130212 DEEDWARR
05/02/2024 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20240502-0032388

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $410,000.00.

Amanda Allen
Affiant

Subscribed and sworn before me this the 25th day of April, 2024.

Brooke Hicks
Notary Public
My commission expires: 5-9-26

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Amanda DiMarzio	New owner	018-11-0 007.00
211 Engel Ave.		
Goodlettsville, TN 37072		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **APRILLE DODGE, AN UNMARRIED WOMAN AND NATHAN DODGE A/K/A NATE DODGE, AN UNMARRIED MAN**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **AMANDA MARIE DIMARZIO, AN UNMARRIED WOMAN**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Connell Estates, Section 2, of record in Plat Book 2900, Page 130, 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 Nate Dodge and Aprille Dodge, husband and wife, by deed dated 11/19/2020, from Courtney Paige Russell, unmarried, of record in Instrument No. 20201130-0139046, Register's Office for said County. Nate Dodge and Aprille Dodge have since divorced. Final Divorce Decree, Case No. 23D1696, filed of record in the Circuit Court of said County.

Subject to all Easements and Restrictions of record.

THIS IS __x__ IMPROVED PROPERTY KNOWN AS 211 Engel Ave., Goodlettsville, TN 37072.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the ~~26th~~ 25TH day of April, 2024.

Aprille Dodge

Nathan Dodge a/k/a Nate Dodge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Aprille Dodge and Nathan Dodge a/k/a Nate Dodge, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this ~~26th~~ 25TH day of April, 2024.

My commission expires:

9.29.26

Notary Public

AUSTIN H ESTES
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 25, 2024** (date of document).

Affiant Signature

May 2, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 2nd day of May, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25