WARRANTY DEED

Karen Johnson
Batch # 1137346
05/20/2024 03:04:31 PM
Fees: $18.00 Taxes: $1,369.00
20240520-0037468

Davidson County
DEEDWARR
3 pgs

G-TG-24-2400

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Keenan A. Dixon	**Same as New Owner**	
(NAME)	(NAME)	
2400 Melbourne Drive		**073 07 0 110.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VICTORIA DUTSCHMANN, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEENAN A. DIXON, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 292, Sunset View, Section Four, as shown on Plat of Record in Plat Book 2854, Page 63, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Victoria Dutschmann, a single woman by Warranty Deed from Ronald G. Horne and Dalton E. Horne of record as Instrument No. 20100510-0035777 in the Register's Office for Davidson County, Tennessee, dated April 28, 2010 and recorded on May 10, 2010.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Covenants, conditions, restrictions and easements contained in Restrictive Covenants Applicable to Sunset View Subdivision, Sections Two, Four dated June 17, 1958, recorded June 18, 1958 as Book 2752 Page 594.
- Covenants, conditions, restrictions and easements contained in Restrictive Covenants Applicable to Sunset View Subdivision, Section Four and dated August 24, 1959, recorded August 25, 1959 as Book 2956 Page 595.
- Terms, provisions, covenants, conditions, restrictions, easements, building setback lines, charges, assessments and liens, if any, and other matters as set forth in the Plan of Sunset View,Section Four recorded in Book 2854 Page 63, of Official Records.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2400 Melbourne Drive , Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 17th DAY OF MAY, 2024.

Victoria Dutschmann

Victoria Dutschmann

STATE OF New York
COUNTY OF Clinton

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

Witness my hand and official seal, this the 17th of May, 2024.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **JOHN GLEAVES of Rudy Title & Escrow, LLC** do hereby make oath that I am 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 05/17/24.

Affiant Signature

5/20/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of May, 2024.

Notary's Signature

My Commission Expires: 07/09/24
Date

Notary's Seal (if on paper)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024