WARRANTY DEED

Karen Johnson Davidson County
Batch# 1153841 DEEDWARR
07/02/2024 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $2,812.00
20240702-0050019

File #24-TC-4918-P

(SEAL)
KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $760,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June, 2024.

Notary Public
MY COMMISSION EXPIRES: 4-23-25

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Debbie Dixon and Bart Dixon (NAME)	Fairway Independent Mtg. (NAME)	
4918 Georgia Avenue (ADDRESS)	4750 S. Biltmore Ln. (ADDRESS)	**091 11 0 392.00**
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Madison WI 53718 (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,

MARLA J. THALHEIMER AND JOHN H. THALHEIMER, WIFE AND HUSBAND,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

Debbie Dixon and Bart Dixon, wife and husband

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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of ESTEPP'S TWO LOT SUBDIVISION of record in Plat at Instrument No. 20111130-0093002, 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 Marla J. Thalmeimer and John H. Thalmeimer, Wife and Husband, by Warranty Deed from Raquel Wynn Jonnson, Unmarried, of record in Instrument No. 20180226-0018051, with Scrivener's Affidavit recorded in Instrument No. 20180329-0029562, in the Register's Office of Davidson County, Tennessee, dated February 26, 2018, and recorded on February 26, 2018.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ESTEPP'S TWO LOT SUBDIVISION, as recorded in Instrument No. 20111130-0093002.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20120601-0047537 and Instrument No. 20211021-0141661.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **4918 Georgia Avenue, Nashville, TN 37209**.

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 25th day of June, 2024.

Marla J. Thalheimer

John H. Thalheimer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of June, 2024, before me personally appeared Marla J. Thalheimer, 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 25th day of June, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of June, 2024, before me personally appeared John H. Thalheimer, 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 25th day of June, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 6-25-24 (date of document).

Affiant Signature

7.2.24
Date

State of TN

County of Sumner

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

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY