Karen Johnson Davidson County
Batch# 1154443 DEEDWARR
07/08/2024 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $2,423.50
20240708-0050836

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney

Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Kevin S. Dolson, Codie T. Dolson, and Walter Dolson
142 Southridge Drive
Nashville, TN 37207
SEND TAX BILLS TO:
Same as
New owner

WARRANTY DEED

(Map 060-03-0; Parcel 076.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **PATRICK H. SHERER, A MARRIED MAN**, hereinafter referred to as "Grantor", have bargained and sold and do hereby transfer and convey unto **CODIE DOLSON AND KEVIN DOLSON, WIFE AND HUSBAND, AND WALTER DOLSON, A MARRIED MAN**, hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of Oak Park Subdivision, Section 1, of record in Book 3600, Page 84, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 115 fronts 93.25 feet on the southwesterly margin of Southridge Drive and extends back 168.45 feet on the easterly line and 144.97 feet on the westerly line, to a broken line in the rear, measuring 120.84 feet thereon.

Being the same property conveyed to Patrick H. Sherer, married by Warranty Deed from Fig Tree Development, LLC, a Tennessee limited liability company of record in Instrument No. 20231020-0082564 Register's Office for Davidson County, Tennessee, dated October 17, 2023 and recorded on October 20, 2023.

Subject property is not the marital residence of Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 142 Southridge Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206 202407080050836

Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2024 real property taxes which will be prorated at closing and paid by the Grantees.

Grantor further covenants and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand and signature on this the 3rd day of July, 2024.

PATRICK H. SHERER

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 Patrick H. Sherer, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of July, 2024.

Notary Public

My Commission Expires: 1-24-27

(SEAL)

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $655,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 3rd day of July, 2024.

Notary Public

My commission Expires: October 22, 2025

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No. GTS1-2024-156

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **July 3, 2024**.

Date

D Hardwick

Affiant Signature

July 5, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **5th** day of **July**, 20**24**.

Notary's Signature

My Commission Expires: 7/12/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026