Karen Johnson
Batch # 1156707
07/11/2024 02:22:17 PM
Fees: $13.00 Taxes: $2,497.50
Davidson County
DEEDWARR
2 pgs
20240711-0052184

THIS INSTRUMENT PREPARED BY:
Jordan B. Osborn, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2024-801

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS ($675,000.00) cash in hand paid, the receipt of which is hereby acknowledged, IRWIN B. VENICK, married ("the Grantor") has this day bargained and sold, and by these presents does transfer and convey unto ROBERT ERIC THORNTON, UNMARRIED, his heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows:

Lying and being a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being the east one-half of Lot No. 227 on the Map of Belmont Land Company's Plan of Lots called "Belmont Heights," as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 62-1/2 feet on the south side of Beechwood Avenue and extends back between parallel lines, 175 feet to an alley.

Being the same property conveyed to Irwin B. Venick and Jeanne F. Ballinger by deed from Thomas J. Wims and wife, Nellie D. Wims, dated September 11, 1979, and of record in Book 5498, Page 942, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Irwin B. Venick by deed from Jeanne F. Ballinger, dated August 8, 1996, and of record in Book 10152, Page 968, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Right-of-way of Beechwood Avenue and an alley.

2. All matters shown on plat of record in Book 421, Page 34, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's heirs and assigns, forever. And the Grantor covenants with the Grantee, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2024 and as otherwise set forth herein. And the Grantor further covenants and binds the Grantor and the Grantor's heirs and assigns, to warrant and forever defend the title to said land to the Grantee and the Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

JEANNE BALLINGER, spouse of IRWIN B. VENICK, joins in this conveyance for the purpose of quitclaiming any interest she may have in said property as the spouse of Grantor.

IN WITNESS WHEREOF, Grantor have caused this Warranty Deed to be executed on the 2ND day of July, 2024.

IRWIN B. VENICK

JEANNE BALLINGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared IRWIN B. VENICK and wife, JEANNE BALLINGER, 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 and official seal at office in said County this 2ND day of July, 2024.

NOTARY PUBLIC

JEFFREY STEVEN WYNN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

My commission expires: 02/23/2028

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $675,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 1ST day of July, 2024.

NOTARY PUBLIC

AMANDALYN R. MANLEY
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 02/26/2025
DICKSON COUNTY

My commission expires: 2/26/2025

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Map & Parcel No: 104-16-0-256.00

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
ROBERT ERIC THORNTON
702 East College Street
Suite 200
Dickson, TN 37055