Karen Johnson Davidson County
Batch# 1163348 DEEDWARR
07/29/2024 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $865.80
20240729-0056994

WARRANTY DEED

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

File No. AT-24-7038

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2024

Notary Public

MY COMMISSION EXPIRES: 7/06/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Powell	NEW OWNER	
(NAME)	(NAME)	
4638 Woodside Drive	4638 WOODSIDE DRIVE	064-04-0-074.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	OLD HICKORY, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Robert A. Dee and Norma J. Dee, Co-Trustees of Dee Community Property Trust,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elizabeth Powell, unmarried**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 3A on the Plan of Zone Lot Division Lots 1 thru 6 Section Two Lake Country of record in Plat Book 5200, Page 781, 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 Robert A. Dee and wife, Normal J. Dee by Warranty Deed from George Margrave and wife, Sharmin J. Margrave of record in Book 6189, page 678, Register's Office for Davidson County, Tennessee, dated December 6, 1983 and recorded on December 7, 1983.

Being the same property conveyed to Robert A. Dee and Norma J. Dee, Co-Trustees of the Dee Community Property Trust by Quitclaim Deed from Robert A. Dee and Normal J. Dee of record in Instrument No. 20240503-0032748 Register's Office for Davidson County, Tennessee, dated May 2, 2024 and recorded on May 3, 2024.

This is property more commonly known as 4638 Woodside Drive, Old Hickory, TN 37138.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 25th day of July, 2024.

Dee Community Property Trust dated May 2, 2024

By: Robert A Dee Co-Trustee
Robert A. Dee, Co-Trustee

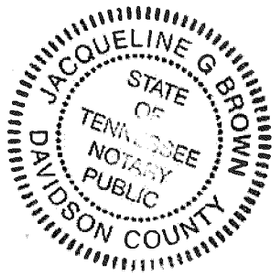
By: Norma J Dee Co-trustee
Norma J. Dee, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Robert A. Dee and Norma J. Dee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Co-Trustees of the Dee Community Property Trust, the within named bargainor, and that themselves as such Co-Trustese executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by themselves as Co-Trustees.

Witness my hand, at office, this 25th day of July, 2024.

Jacqueline G Brown
Notary Signature
My commission expires: 11/3/25



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 25, 2024.

Date

Affiant Signature

July 29, 2024
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 29 day of July, 20 24.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)