**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 1174840 DEEDWARR
08/27/2024 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20240827-0065907

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF August 2024.

Notary Public

MY COMMISSION EXPIRES: 4-13-25

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Cara A. Roadarmel<br>Sean Stumpl | Guaranteed Rate, Inc. | 064160E03300CO |
| (NAME) | (NAME) | |
| 505 The Griffin Circle | 4044 N. Lincoln Ave. #324 | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Chicago, IL 60618 | |
| (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, **Brittney Boddie Dixon and husband Vernon H. Dixon, III.** HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cara A. Roadarmel, unmarried and Sean Stumpfl, unmarried, as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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 all of Unit 33, in Building 9, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-1, to the Declaration of Covenants, Conditions and Restrictions filed for record in Instrument No. 20061025-0132473 and amended in Instrument No. 20061106-0137656, Register's Office for said County, to which Plan reference is hereby made for a m ore complete description.**

**Being the same property conveyed to Brittney Boddie, unmarried, by virtue of that certain Warranty Deed dated December 5, 2016, and being of record at Instrument No. 20161209-0129342 in the Register's Office of Davidson County, Tennessee.**

Vernon H. Dixon, III joins in the conveyance of the above described property as the spouse of Brittney Boddie Dixon to convey any and all marital interest.

Brittney Boddie Dixon was formerly known as Brittney Boddie.

**This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 505 Griffin Circle Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 22nd day of August, 2024.

**Brittney Boddie Dixon**

**Vernon H. Dixon, III**

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Brittney Boddie Dixon and Vernon H. Dixon, III**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of August, 2024.

Notary Public

My Commission Expires: 9/30/2024

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

**True Copy Certification**

I, Yvette Meldrum, 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 August 22, 2024.

Signature
August 22, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this August 22, 2024

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025