WARRANTY DEED

Karen Johnson Davidson County
Batch# 1187321 DEEDWARR
09/27/2024 03:11:30 PM 5 pgs
Fees: $28.00 Taxes: $740.00
20240927-0075200

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Amanda J. Arthur
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF September, 2024

Notary Public

MY COMMISSION EXPIRES: 1/31/26
(AFFIX SEAL)

DANIEL SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Title Center of the South, LLC
783 Old Hickory Boulevard, Suite 110
Brentwood, TN 37027

ADDRESS NEW OWNERS(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Norman McDonald **Laura McDonald** **Casey M. McDonald**	**Owner**	
(NAME) **415 Janette Avenue**	(NAME)	**Map Parcel 033 12 0 124.00**
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THOUSAND AND NO/100 DOLLARS ($200,000.00) CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **BARBARA DOZIER FLOYD, UNMARRIED AND KENDRA DOZIER, UNMARRIED**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES HEREBY TRANSFER AND CONVEY UNTO **NORMAN MCDONALD AND WIFE, LAURA MCDONALD, AND CASEY M. MCDONALD, UNMARRIED**, HEREINAFTER CALLED GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

BEING Lot No. 229 on the Plan of Gatewood, Section I, of record in Book 3300, page 51, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a complete and accurate description of said lot.

Being the same property as conveyed to Rickie A. Dozier from Carl M. Adams, by Warranty Deed recorded on 05/05/94 in Book 9335 at Page 593, among the land records of Davidson County, TN. The said Rickie A. Dozier died intestate 12/08/23 with no spouse or children. See also Affidavit of Heirship recorded in Instrument Number 20240322-0019761 stating Kenneth Wayne Dozier and Barbara Dozier Floyd (siblings) as heirs.

Kenneth Wayne Dozier died intestate, his only living child being Kendra Dozier.

Being also known as 415 Janette Avenue, Goodlettsville, TN 37072.

THIS CONVEYANCE IS MADE SUBJECT TO: Further to (1) all applicable zoning ordinances(2) utility, sewer, drainage and other easements of record,(3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Granter and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

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(s) this the 6 day of September, 2024.

Barbara Dozier Floyd

STATE OF Tennessee

COUNTY OF Davidson

On this 19 day of September, 2024, before me personally appeared **Barbara Dozier Floyd**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 19 day of September, 2024.

Notary Public
My commission expires: 1/31/26

DANIEL SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Kendra Dozier

STATE OF _____

COUNTY OF _____

On this ____ day of _____, 2024, before me personally appeared **Kendra Dozier**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the ____ day of _____, 2024.

Notary Public
My commission expires:

Barbara Dozier Floyd

STATE OF _____

COUNTY OF _____

On this ____ day of _____, 2024, before me personally appeared **Barbara Dozier Floyd,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the ____ day of _____, 2024.

_____
Notary Public
My commission expires:

Kendra Dozier

STATE OF FL

COUNTY OF Lee

On this 5 day of September, 2024, before me personally appeared **Kendra Dozier,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 5 day of September, 2024.

_____
Notary Public
My commission expires:
10-13-27

ERIC V. FILKOWSKI
NOTARY PUBLIC
STATE OF FLORIDA
My Comm. Expires
10-13-2027
No. HH 444293

Certificate of Authenticity

I, Amanda J. Arthur, 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 September 04, 2024.

Date

Amanda J Arthur

Affiant Signature

9/24/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of September, 2024.

Notary's Signature

My Commission Expires: 1/31/26

Date

DANIEL SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary's Seal