Karen Johnson Davidson County
Batch# 1192324 DEEDWARR
10/10/2024 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20241010-0078739

Lenders Title Company File No. 24-001717-524

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** Williamson The actual consideration or value, whichever is greater, for this transfer is $900,000.00. Michelle Kendig Affiant Subscribed and sworn to before me, this 10th day of October, 2024. Patricia L Hurst Notary Public My commission expires: 3.15.25

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Stephen N. Lynch & Sandra G. Lynch	**New Owner**	**171-00-0-065.00**
5656 Cloverland Dr		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

The Dix Trust, dated April 15, 2024, Ronald H. Dix and LaVonne Lee Dix, Trustees

(hereinafter called the "Grantor"), has bargained and sold, and by these presents do transfer and convey unto

Stephen N. Lynch and Sandra G. Lynch, husband and wife

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Brentwood Gardens of record in Plat Book 1130, Page 16, in the Register's Office for Davidson County.

Said Lot No. 12 fronts 150 feet on the Easterly margin of Cloverland Drive Formerly Frank Road and extends back 490.3 feet on the Northerly line and 481.0 feet on the Southerly line to a dead line in the rear, measuring 150.0 feet thereon.

Being the same property conveyed to Ronald H. Dix and wife, LaVonne H. Dix by Warranty Deed from Vivian J. Stikeleather and husband, Harold G. Stikeleather of record in Book 6737, page 915, Register's Office for Davidson County, Tennessee, dated December 09, 1985 and recorded on December 17, 1985.

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Being the same property conveyed to The Dix Trust, Ronald H. Dix and Lavonne Lee Dix, Trustees, as tenants by the entirety by Quitclaim Deed from Ronald H. Dix and Lavonne H. Dix, husband and wife of record in Instrument No. 20240418-0027580 Register's Office for Davidson County, Tennessee, dated April 15, 2024 and recorded on April 18, 2024.

This is improved property known as **5656 Cloverland Dr, Brentwood, TN 37027.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 8th day of October, 2024.

The Dix Trust,

dated April 14, 2024

By: _____
Ronald H. Dix - Trustee

By: _____
LaVonne Lee Dix - Trustee

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Rondal H. Dix and LaVonne Lee Dix, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who furthered acknowledged that they are the Co-Trustees of The Dix Trust, dated April 14, 2024, and are authorized by the trust documents to execute this instrument on its behalf. .

Witness my hand and official seal this 8th day of October, 2024.



_____
Notary Public
My Commission Expires: 9/14/25

Lenders Title Company File No. 24-001717-524

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Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 10/8/24 (date of document).

Michelle W Kendig
Affiant Signature

10/10/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 10TH day of OCTOBER, 2024

Patricia L Hurtt
Notary Signature

My Commission Expires: _____

Notary's Seal

