Karen Johnson Davidson County
Batch# 1200373 DEEDWARR
11/01/2024 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $4,902.50
20241101-0084998

20241456R

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $1,325,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of October, 2024.

Notary Public

My commission expires: 3/8/28

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Michael D. Dashiff and Melissa Dashiff	New owner	**116-08-0G-204.00-CO**
204 Moultrie Park		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

G. Philip Anderson, Executor of The Estate of Elizabeth H. Hooton

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael D. Dashiff and Melissa H. Dashiff, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being a certain building site (Lot) identified as No. 204 on the Plan of Revised Plan of Sugartree, Phase 3 of record in Plat Book 5050, Page 67-71 (specifically Page 68), as amended in Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468 and Book 5238, Page 93, 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 Elizabeth H. Hooton, unmarried by Quitclaim Deed from Elizabeth H. Hooton, sole Trustee of the John and Elizabeth Hooton Living Trust, established by the Revocable Trust Agreement, U/T/A Dated February 07, 2007 of record in Instrument No. 20140523-0044869, in the Register's Office for Davidson County, Tennessee, dated May 21, 2014 and recorded on May 23, 2014. Elizabeth H. Hooton having since died on May 22, 2024, leaving a Last Will and Testament and Probate in Case No. 24P1383, Probate Court for Davidson County, Tennessee. Elizabeth H. Hooton directed the subject property be sold. Letters Testamentary were issued to G. Philip Anderson.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for 2025 and subsequent years.

This is improved (_X_) unimproved (____) property known as 204 Moultrie Park, Nashville, TN 37205.

[signatures appear on the following page]

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF 30th day of October, 2024:

The Estate of Elizabeth H. Hooton

By: _____
G. Philip Anderson, Executor

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

ESTATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, G. Philip Anderson, Executor off the Estate of Elizabeth H. Hooton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 30th day of October, 2024.

My Commission Expires: 5/17/28

_____
Notary Public



Tennessee Certification of Electronic Document

I, George Mudter, 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 10/30/24 (date of document).

Affiant Signature

11/1/24
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027