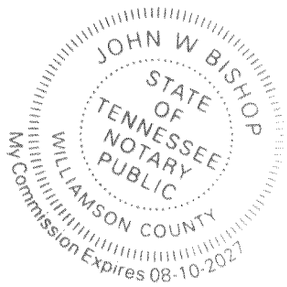
Karen Johnson Davidson County
Batch# 1208004 DEEDWARR
11/22/2024 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20241122-0091576



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **375,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of November, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Avery Russell Crum	Legacy Home Loans, LLC DBA Steadfast Mortgage	05315003200
(NAME) 517 Rock Island Way	(NAME) 408 Highway 76	
(ADDRESS) Lebanon, TN 37087	(ADDRESS) White House, TN 37188	
(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, WE,

SAWYER EUGENE DICKENSON AND ERIN ELIZABETH KATERI DICKENSON, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AVERY RUSSELL CRUM, AN UNMARRIED MAN,

HEREINAFTER CALLED THE GRANTEES, 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. 27, on the plan of King Court Subdivision, Section Four, as shown by plat of record in Book 9700, Page 111, as amended in Book 10159, Page 42, 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 Sawyer Eugene Dickenson and Erin Elizabeth Kateri Dickenson, husband and wife by Deed dated September 30, 2020 from Steven van de Kamp and Samantha Zoltanski, now Samantha van de Kamp, recorded October 1, 2020, in Instrument Number 202010010113400, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 693 Kings Way Drive, Nashville, TN 37138

LT&E File #21591

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 21st day of November, 2024

Sawyer Eugene Dickenson

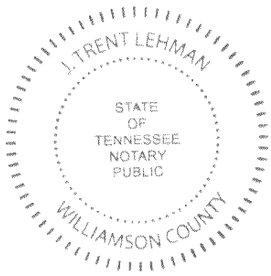
Erin Elizabeth Kateri Dickenson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21st day of November, 2024, before me personally appeared Sawyer Eugene Dickenson and Erin Elizabeth Kateri Dickenson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of November, 2024.

Notary Signature
My commission expires: 11/3/25



LT&E File #21591

True Copy Certification

I, **Tammy Carney,** 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 this the 21 day of November, 2024.

Affiant Signature
Date 11-21-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21 day of November, 2024.

Notary's Signature
MY COMMISSION EXPIRES: 