WARRANTY DEED

JUDY REED
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 2025

Notary Public

MY COMMISSION EXPIRES 11.20.25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 12, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Curtis Dickens Barbara Dickens	Curtis Dickens	150120A00200
(NAME)	(NAME)	
681 Lakefront Drive	681 Lakefront Drive	
(ADDRESS)	(ADDRESS)	
Onalaska, TX 77360-5201	Onalaska, TX 77360-5201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, We, **Dionne Y. Placide and Marlon E. Placide, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Curtis Dickens and Barbara Dickens, husband and wife ,** 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.

BEING Lot No 605, on the Plan of Phase II, Somerset, as shown by plat of record in Plat Book 6900, Page 734, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Dionne Y. Placide and Marlon E. Placide, wife and husband by deed from Grace A, Placide, an unmarried woman, dated 3-7-2016 of record in Instrument #201603140024236, Register's Office for said County

unimproved ☐

This is improved ☑ property, known as 3172 Huntington Trail, Antioch, TN 37013
(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.

Karen Johnson
Batch # 1271513
05/09/2025 01 35 38 PM
Fees $13 00 Taxes $1,572 50

Davidson County
DEEDWARR
2 pgs

20250509-0036692

Witness our hands this 9th day of May, 2025

Dionne Y. Placide

Marlon E. Placide

State of Tennessee
County of Davidson

Personally appeared before me ~~Dionne Y. Placide~~ and Marlon E. Placide, with whom I am personally acquainted, and who acknowledged that ~~the~~ executed the foregoing instrument for purposes therein contained

WITNESS my hand and seal this 9th day of May, 2025.

Judy Reed

Notary Public Judy Reed
My Commission Expires: 11.22.25

JUDY REED
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File No. 3197

State of Tennessee
County of Davidson

Personally appeared before me Dionne V. Placide, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for purposes therein contained.

Witness my hand & seal this 8th day of May 2025

Karen N Harris
Notary Public Davidson Co.
My Commission Expires - 9-7-2026

KAREN N. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY