WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF JULY, 2025

Notary Public

MY COMMISSION EXPIRES My Commission Expires: May 20, 2028

(AFFIX SEAL)

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson
Batch # 1293751
07/03/2025 12 38 40 PM
Fees $13 00 Taxes $666 00

Davidson County
DEEDWARR
2 pgs

20250703-0052764

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Corey Scott Dixon	**Corey S. Dixon**	
(NAME)	(NAME)	
2300 East Hill Drive	**2300 East Hill Drive**	**042-11-0B-004.00-CO**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Madison, TN 37115**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **MIKE J. URQUHART, AS ADMINISTRATOR OF THE ESTATE OF PATSY JOE FOWLER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **COREY S. DIXON, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Apartment Unit No. 107 of Heritage Village Condominiums created under Title 66, Section 27-101, et seq , as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 4758, page 179, and amended in Book 4808, page 829, Book 5102, page 383, and Book 6380, page 989, and further supplemented and amended by instrument of record in Book 6484, page 287 and further amended in Book 9654, page 906, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said units as set forth in said Master Deed as supplemented and amended Reference is hereby made to the plat of Heritage Village Condominiums set forth as Exhibit "A" of amendment to the Master Deed of record in Book 9654, page 906, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Patsy Fowler, unmarried by Warranty Deed from Dixie Johnson Clark as Trustee under the Dixie J Clark Trust, (The Dixie J Clark Trust being revocable) UTD 7-14-00 of record in Instrument No 20060613-0070294 Register's Office for Davidson County, Tennessee, dated June 09, 2006 and recorded on June 13, 2006.

PATSY FOWLER died intestate on or about April 19, 2022. Pursuant to the Order dated February 12, 2025, of record in Docket No 22P134, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), a certified copy of which is of record in Instrument No *_____, said Register's Office, said Estate was declared insolvent and the property brought into the estate for the purpose of sale to pay debts of the Estate. *20250703-0052763

This conveyance is subject to
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4715, Page 59, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4758, Page 179 amended 4808, page 829, Book 5102, Page 383, Book 6380, Page 989, Book 6484, page 287 and Book 9654, page 906 and Instrument No. 20040804-0093767, Register's Office for Davidson County, Tennessee
- Easement(s) of record in Book 3573, Page 343, in the Register's Office for Davidson County, Tennessee
- By-Laws of Heritage Village Condominiums, Inc of record in Book 4758, Page 190, and Book 6484, Page 287, and Book 9256, Page 848 and Instrument no 20031229-0183195, Register's Office for Davidson, County, Tennessee
- Charter of Heritage Village Condominums Homeowner's Association of record in Book 6418, Page 478
- Sanitary Sewer Easement of record in Book 4675, Page 46 and Book 5515, Page 982, in the Register's Office for Davidson County, Tennessee
- Easement Exception of record in Book 5084, Page 580, in the Register's Office for Davidson County, Tennessee

- Stormwater Detention Agreement of record in Book 6979, Page 521, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **107 Heritage Trace Drive, Madison, Tennessee 37115**.

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 hand(s) this the 27th DAY OF June 2025.

Estate of ~~Patsy Fowler~~

BY: _____
Mike J. Urquhart
Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MIKE J. URQUHART, ADMINISTRATOR of the ESTATE OF PATSY FOWLER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 27th June 1st of July, 2025.

_____
Notary Public
My Commission Expires. 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212