# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1326805 DEEDWARR
09/25/2025 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,341.25
20250925-0076572

B-KW-25-140A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,500.00.

Brooke Pouron
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF SEPTEMBER, 2025.

April Sumrld
Notary Public

MY COMMISSION EXPIRES: 12-19-28
(AFFIX SEAL)

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

**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) |
|---|---|---|
| **Andrew Dixon** | CMG Mortgage, Inc. dba CMG Home Loans | |
| (NAME) **140-A Capital Street** | (NAME) 3160 Crow Canyon Road Suite 400 | **064 05 0 014.00** |
| (ADDRESS) **Old Hickory, TN 37138** | (ADDRESS) San Ramon, CA 94583 | |
| (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, **ANDREW ELMORE JACKSON, III, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW DIXON, AN UNMARRIED 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:

Being Lot No. 2 of Block "G" HULM FARM and known as HADLEY'S BEND CITY, of record in Plat Book 421, Page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed Andrew Elmore Jackson III, a single man by Warranty Deed from Terrell Lee Starks, Unmarried, of record in Instrument No. 20200408-0037147, in the Register's Office of Davidson County, Tennessee, dated on April 03, 2020 and recorded on April 08, 2020.

This conveyance is subject to:
- Taxes and assessments for the year 2025 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HADLEY'S BEND CITY, as recorded in Plat Book 421, Page(s) 120.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **140-A Capital Street, Old Hickory, Tennessee 37138**.

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 22nd DAY OF SEPTEMBER, 2025.

Andrew Elmore Jackson III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW ELMORE JACKSON, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of September, 2025.

Notary Public
My Commission Expires: 7/6/26
(SEAL)

SUSAN L HERRON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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

**Tennessee Certification of Electronic Document**

I, Steven T. Morris, 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 Sept. 22. 2025.

Affiant Signature

25th day of September, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of September, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202509250076572