2025-1751-TN

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1335348 DEEDWARR
10/17/2025 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20251017-0082868

MITZI BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
COFFEE COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$415,000.00.**

Affiant

Subscribed and sworn to before me this 15 day of October, 2025

Notary Public

My Commission expires: 3-22-27
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Jessie Clark and Alejandro Calderon | Primis Mortgage Company | 075-07-0-103 |
| 604 Topeka Drive | 5535 Currituck Dr., Suite120 | |
| Hermitage, TN 37076 | Wilmington, NC 28403 | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Timothy Dohn Dockstader, a single man, and Pamela Jean Dockstader Farmer, a single woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jessie Clark, a single woman, and Alejandro Calderon, a single man, tenants in common**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Land in Davidson County, Tennessee, being Lot No., 214 on the Plan of Tulip Grove, Section 4, as of record in Book 4175, page 12, Register's Office for said County, to which plan reference is here made for complete description.**

**Being the same property conveyed to Richard D. Dockstader and wife, Edith C. Dockstader by Warranty Deed from Tucker L. Haynes dated November 18, 1968 and recorded November 20, 1968 at Book 4287, Page 958 in the Register's Office for Davidson County, Tennessee. The said Richard D. Dockstader having since died on February 22, 2005, leaving his interest in the property to Edith C. Dockstader by right of survivorship. The said Edith C. Dockstader having since died on March 3, 2024, leaving her interest in the property to Timothy Dohn Dockstrader and Pamela Jean Dockstader Farmer as the Devisees of her Last Will and Testament of record in Case No. 24P710, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.**

**The property is subject to any and all existing easements and restrictions as shown of record including the following:**

1. **Taxes and assessments for the year 2025 and subsequent years a lien, but not yet due and payable.**
2. **All matters of record on plat of record in Book 4175, Page 12, in the Register's Office of Davidson County, Tennessee.**
3. **Subject to the Covenant, Condition, or Restriction, recorded in Book 4228, Page 457 in the official records of the Davidson County Register of Deeds.**

This is improved property known as: **604 Topeka Drive, Hermitage, TN 37076.**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that they are lawfully seized in fee of the afore described real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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** our hands this 15th day of October, 2025.

**Timothy Dohn Dockstader**

**Pamela Jean Dockstader Farmer**

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Timothy Dohn Dockstader and Pamela Jean Dockstader Farmer,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 15th day of October, 2025.

Notary Public
My commission expires 8/3/26

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**Tennessee Certification of Electronic Document**

I, Benjamin Seamon, 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 10/15/25. (date of document).

Affiant Signature

10-17-25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

