Karen Johnson Davidson County
Batch# 1342410 DEEDWARR
11/06/2025 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20251106-0088433

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$230,000.00**

Subscribed and sworn to before me this 31st day of October, 2025.

Notary Public **Affiant**
My Commission Expires: 8/1/28

DENA A ELLIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 08-01-2028

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Peggy S. Dickinson **114 Cheshire Court** **Goodlettsville, TN 37072**	Same as New Owner	**026-06-0-062.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Rachel W. Bates F/K/A Rachel W. Pace and Justin T. Bates, wife and husband**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Peggy S. Dickinson, an unmarried woman**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 33 on the plan of resubdivision of Windsor Green, Phase 1, Section II, Lots 27-48, of record in Book 6200, page 233, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Rachel W. Pace by Warranty Deed from Christa Lauren Cordrey of record in Instrument No. 20210524-0069792 Register's Office for Davidson County, Tennessee, dated May 20, 2021 and recorded on May 24, 2021.

The said Justin T. Bates joins in this conveyance to convey any and all marital interest he may have in said property

This is improved property known as: 114 Cheshire Court, Goodlettsville, TN 37072

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 31st day of October, 2025.

Rachel W Bates

Rachel W. Bates F/K/A Rachel W. Pace

Justin T. Bates

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Birthright, a Notary Public in and for said County and State, **Rachel W. Bates F/K/A Rachel W. Pace and Justin T. Bates,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 30th day of October, 2025.

My Commission Expires: _____

Mary Birthright
NOTARY PUBLIC

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **10/31/2025** [DATE].

AFFIANT SIGNATURE

10/31/2025
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **31st** day of **October**, 2025.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

