This Instrument Prepared By:
FIDELIS LAW, PLLC
216 Centerview Drive
Suite 317
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 209694 DEEDWARR
03/25/2019 01:37:52 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20190325-0026818

New Owner:	**Send Tax Bill:**	**Map/Parcel**
JULIE WEBB DUNNEWOLD, Trustee JULIE WEBB DUNNEWOLD REVOCABLE TRUST dated December 14, 2017 6109 Hagars Grove Pass Hermitage, TN 37076	Same	098100A04600

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

Julie Dunnewold
AFFIANT

JAMES D. FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Sworn to and subscribed before me this 19 day of March 2019.

Notary Public

My Commission Expires: 10/22/21

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that Dale Dunnewold and wife, Julie Dunnewold, purchased the subject property on April 15, 2016, each having a tenants by the entireties interest in the subject property. Dale Dunnewold died on May 28, 2016, leaving his wife, Julie Dunnewold as the sole owner of said property.

THEREFORE, FOR AND IN CONSIDERAITON of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, JULIE DUNNEWOLD, do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described as follows, which is made a part hereof, to JULIE WEBB DUNNEWOLD, TRUSTEE of the JULIE WEBB DUNNEWOLD REVOCABLE TRUST, dated December 14, 2017.

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 29 on the Plan of Phase Two, Hagars Grove, a shown on the plat of the same of record in Instrument No. 20050708-0079562, in the Register's Office for Davidson County, Tennessee, to which plat specific

reference is hereby made for a more particular description of said property.

Being the same property conveyed to DALE DUNNEWOLD and JULIE DUNNEWOLD, husband and wife, by Warranty Deed from JOSHUA T. ROTHMAN and wife, MARY D. ROTHMAN, dated April 15, 2016, of record in Instrument No. 20160419-0037496, Register's Office for DAVIDSON County, Tennessee. For further reference to title, see Deeds of record in Instrument No. 20091109-0103553 and Instrument No. 20060119-0007231, both in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20050708-0079562, and any and all restrictions, existing roadways, easements and rights-of-way of record.

This description is the same as the prior deed.

THIS IS IMPROVED PROPERTY which has the address of 6109 Hagars Grove Pass, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, 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.

I further covenant and bind myself, my heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, 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.

[Signature page follows]

WITNESS MY HAND this 19th day of March, 2019.

By: _____
JULIE DUNNEWOLD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JULIE DUNNEWOLD, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of March, 2019.

_____
NOTARY PUBLIC
My Commission Expires: 10/23/21

JAMES D. FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY