20-CD-394

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV20-0393

Karen Johnson Davidson County
Batch# 421131 DEEDWARR
06/19/2020 12:33:36 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20200619-0065435

STATE OF TENNESSEE
COUNTY OF ~~Sumner~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER ~~IS~~ $205,000.00

Katie Ellen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 12th day of June, 2020

Leslie M Collum
Notary Public

Commission Expires: 3/8/2022

LESLIE M. COLLUM
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 08 2022
COUNTY OF DAVIDSON

~~Address of~~ New Owner	Send Tax Bills To:	Map & Parcel
Sun Valley Properties, LLC 918 Sun Valley Drive Madison, TN 37115	New Owner	033-16-0-001.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Lawrence Kemp Dunaway and Richard Neil Dunaway and David Lynn Dunaway and Kathryn Diane Bradley Ollis, heirs at law of Ralph Herman Dunaway

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sun Valley Properties, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 233 on the Plan of Section Three Primrose Acres of record in Book 2900, Page 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ralph H. Dunaway and wife, Jean Ray Dunaway by Warranty Deed from Wright and Sadler, Inc. of record in Book 3157, Page 557, Register's Office for Davidson County, Tennessee, dated October 31, 1960 and recorded on November 01, 1960. (Value or consideration shown in aforementioned deed $0.00.) The said, Jean Ray Dunaway predeceased Ralph H. Dunaway leaving him as the surviving tenant by the entirety. Ralph H. Dunaway died December 20, 2019, his Last Will and Testament entered in the Seventh Circuit Court for Davidson County, Tennessee as Docket No. 20P187 in which Lawrence Kemp Dunaway was appointed as Administrator. Lawrence Kemp Dunaway, Richard Neil Dunaway, David Lynn Dunaway and Kathryn Diane Bradley Ollis are the Heirs at Law of Ralph Herman Dunaway, Affidavits of Heirship of record in Instrument Nos 20200619-0065433 and 20200619-0065434, Register's Office for Davidson County, Tennessee.

Power of Attorney of record in Instrument No 20200619-0065432, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 918 Sun Valley Drive, Madison, TN 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 GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 12th day of June, 2020.

Estate of Ralph Herman Dunaway

By Lawrence Kemp Dunaway
Lawrence Kemp Dunaway, [redacted] KD

Richard Neil Dunaway by Lawrence Kemp Dunaway his Attorney in Fact
Richard Neil Dunaway by Lawrence Kemp Dunaway his Attorney in Fact

David Lynn Dunaway
David Lynn Dunaway

Kathryn Diane Bradley Ollis
Kathryn Diane Bradley Ollis

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lawrence Kemp Dunaway, [redacted]** 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 Hendersonville, Tennessee this 12th day of June, 2020.

Kim Gillespie
Notary Public
My Commission Expires: 9-22-2020

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David Lynn Dunaway** 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 Hendersonville, Tennessee this 12th day of June, 2020.

Kim Gillespie
Notary Public

My Commission Expires: 9.22.2020

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kathryn Diane Bradley Ollis** 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 Hendersonville, Tennessee this 12th day of June, 2020.

Kim Gillespie
Notary Public

My Commission Expires: 9.22.2020

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lawrence Kemp Dunaway as Attorney in Fact for Ricard Neil Dunaway** 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 Hendersonville, Tennessee this 12th day of June, 2020.

Kim Gillespie
Notary Public

My Commission Expires: 9.22.2020

(Notary Seal)

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY