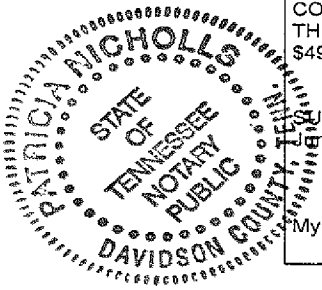
Karen Johnson Davidson County
Batch# 429265 DEEDWARR
07/01/2020 09:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20200701-0071158



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $490,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th day of June, 2020.

NOTARY PUBLIC

My commission expires: 3/6/24

THIS INSTRUMENT PREPARED BY
BT Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Leticia Dunn and Mark Dunn	Truist Bank	98 13 C 131.00
(NAME)	(NAME)	
1824 Kaylee Meadow Lane	PO Box 79041	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Baltimore, MD 21279-0041	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Jeffery S. Audrain aka Jeffrey S. Audrain and wife, Shelly L. Audrain,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Leticia Dunn, married** hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

BEING Lot No. 106 on the Plan of The Meadows of Seven Points, Section Three, Phase Four, of record in Instrument 20040921-0113530, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey S. Audrain and wife, Shelly L. Audrain, Joint Tenants with Right of Survivorship, by deed from Frank Batson Homes, Inc., of record in Instrument Number 20050415-0042140, said Register's Office. The said George T. Audrain, Jr. having since deceased on or about 11/22/2013, leaving Jeffrey S. Audrain and wife, Shelly L. Audrain the sole surviving tenants.

This property is __unimproved _X_improved property known as: 1824 Kaylee Meadow Lane, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 30th day of June, 2020.

Jeffery S. Audrain

Shelly L. Audrain

STATE OF Missouri
COUNTY OF St. Charles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffery S. Audrain and Shelly L. Audrain, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of June, 2020.

Notary Public
My Commission Expires: 8-8-2022

NANCY HUTTON
Notary Public-Notary Seal
State of Missouri, Lincoln County
Commission #14002709
My Commission Expires Aug. 8, 2022

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

True Copy Certification

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/3/23
Notary' Seal (if on paper)

