WARRANTY DEED

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Comm. Expires
September 7, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $333,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Blake Hayes Dunshee and Ariane Monique Dunshee 3113 Carrington Ct Nashville, TN 37218	Renasant Bank 2001 Park Place North, Suite 150 Birmingham, AL 35203	058-10-0B-014.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($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, **Sonya D. Wade, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Blake Hayes Dunshee and Ariane Monique Dunshee, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 77 on the Final Subdivision Plat of Phase One, Carrington Place, as of record in Instrument No. 20070320-0033562, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sonya D. Wade, unmarried by Warranty Deed from Celebration Homes, LLC, dated 11/10/2009 and recorded 11/12/2009, of record in Instrument 200911120104331, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 3113 Carrington Ct, Nashville, TN 37218

Karen Johnson Davidson County
Batch# 444667 DEEDWARR
07/28/2020 10:02:30 AM 2 pgs
Fees: $13.00 Taxes: $1,232.10
20200728-0082493

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 do 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 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/our hand(s) this the ~~24th~~ 23rd day of July, 2020.

Sonya D. Wade

STATE OF ~~TENNESSEE~~ Texas

COUNTY OF ~~WILLIAMSON~~ Fort Bend

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Sonya D. Wade with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the ~~24th~~ 23rd of July, 2020.

Notary Public

My Commission Expires: 10/04/2023

(SEAL)

GREGORY GRAY
Notary ID #123998353
My Commission Expires
October 4, 2023

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY