Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-1024

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 23rd day of July, 2020

Notary Public

Commission Expires:

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 445346 DEEDWARR
07/29/2020 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $680.80
20200729-0083272

Address of New Owner	Send Tax Bills To:	Map & Parcel
The 1467 Dolan Rd Trust P.O. Box 160071 Nashville, TN 37216	NEW OWNER	080-07-0-093.00

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,

Bertha Redmond, Christopher Veazey, Camry Veazey, Ted Dunlap, Thadeus Williams, Hattie Allen, Leonard Allen, and Fred Dunlap, Jr.

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

Brandon Adams, Trustee of The 1467 Dolan Rd Trust

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. 413 on the Plan of Section Nine, Bordeaux Hills, as of record in Book 4175, Page 116, Register' s Office for Davidson County, Tennessee.

Said Lot No. 413 fronts 67.85 feet on the Northerly side of Dolan Road and extends back 120.0 feet on the Easterly line and 124.21 feet on the Westerly line to a dead line in the rear, measuring 54.65 feet thereon.

Being the same property conveyed to Pearlie Frances Allen, unmarried by Warranty deed from Coleman Realty Company of record in Book 4507, page 620, Register's Office for Davidson County, Tennessee, dated May 11, 1971 and recorded on June 03, 1971. (Value or consideration shown in aforementioned deed $15,650.00.) The said Pearlie Frances Allen, a/k/a Pearlie Dunlap having died intestate on January 6, 1997. Pearlie Frances Allen, a/k/a Pearlie Dunlap was predeceaced by her daughter Elaine Williams, on November 30, 1983, intestate, leaving one adult child surviving, Thadeus (a/k/a Thadeous) Williams and her son Larry Allen, intestate on June 19, 1993, unmarried with no issues,; Pearlie was survived by her husband, Freddie Dunlap, Sr., deceased on January 4, 2020, a widow, intestate; Fred Dunlap, Jr, an adult, still living; Ted Dunlap, deceased on September 25, 2003 unmarried, intestate, leaving one adult child surviving, Ted Dunlap, Jr.; Hattie Allen, an adult, still living; Leonard Allen, an adult, still living; Bertha Redmond, an adult, still living; Christopher Allen, unmarried, deceased on July 13, 2016, intestate, leaving two adult children, Christopher Veazey and Camry Veazey, (Scriveners error on the spellings of these names on Affidavit of Heirship) all this as evidenced by Affidavits of Heirship recorded simultaneous herewith in Instrument Numbers 202007290083266, 202007290083267, 202007290083268, 202007290083269, 202007290083270, 202007290083271, 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: 1467 Dolan Road, Nashville, TN 37218

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 23rd day of July, 2020.

Bertha Redmond

Christopher Veazey

Camry Veazey

Ted Dunlap

Thadeus Williams

Hattie Allen

Leonard Allen

Fred Dunlap, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Bertha Redmond, Christopher *Veazey, **Camry Veazey, Ted Dunlap, ***Thadeus Williams, Hattie Allen, Leonard Allen, and Fred Dunlap, Jr.** 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.

*Veazey
** Camry Veazey
*** Thadeus

Witness my hand and official seal at Brentwood, Tennessee this 23rd day of July, 2020.

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: _____

True Copy Certification

I, **Jennifer Pennell**, 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 Dickson

Personally appeared before me, **Frances Wymonett Rose,** a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

