Name and Address of New Owner:
Joel Gomez and Lauren Alyssa Pulley
4123 Moss Rose Drive
Nashville, TN 37216

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 06213008700

Karen Johnson Davidson County
Batch# 456504 DEEDWARR
08/13/2020 11:28:42 AM 2 pgs
Fees: $13.00 Taxes: $1,853.70
20200813-0090763

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Randy T. Dunham, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Joel Gomez and Lauren Alyssa Pulley, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 26A and part of Lot No. 22 on the Plan of Waddeys River Bluff Subdivision as of record in Book 843, page 101, Register's Office for Davidson County, Tennessee.

Said Lot No. 26A fronts 77 feet on the westerly side of Claypool Street, now called Moss Rose Drive, and runs back 158 feet on the northerly line and 146 feet 8 inches on the southerly line to a dead line that measures 85 feet thereon.

Said part of Lot No. 22 beginning at a point in the westerly margin of Claypool Street at the corner of Lots 22 and 26A; thence with the margin of said Street, southerly 10 feet to the northeast corner of the property conveyed to Martha Malone Gerow by deed from J. E. Weatherford, Sr., et ux, of record in Book 1905, page 395, said Register's Office; thence along Gerow's northerly line westerly 147 feet, more or less, to the corner of Lots 24 and 26A; thence with the line between Lots 26A; thence with the line between Lots 26A and 22, easterly 146 feet 8 inches to the beginning.

Being the same property conveyed to Randy T Dunham, an unmarried man by Warranty Deed from Rebecca M. Robbins NKA Rebecca Robbins Swille, married, dated June 22, 2018, of record in Instrument No. 20180703-0064301, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 4123 Moss Rose Drive, Nashville, TN 37216

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of August, 2020.

_____(SEAL)
~~Randy~~ T. Dunham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of August, 2020, before me personally appeared Randy T. Dunham, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of August, 2020.

_____
Notary Signature
My commission expires: 11.8.2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$501,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
11th day of August, 2020.

_____
Notary Public
My commission expires: 12/1/2020
File No. 20-1302

JASON R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY