WARRANTY DEED

Karen Johnson Davidson County
Batch# 486881 DEEDWARR
09/30/2020 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20200930-0112986

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/16/2024

(AFFIX SEAL)

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carter Dunlap	Gardner Financial Services LTD dba Legacy Mutual Mortgage	
(NAME) 844 Hunters Hill Trace	(NAME) 3503 Paesanos Pkwy	064030C00900CO
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) San Antonio, TX 78231	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I Renee D. Dunlap, Trustee of The Peggy Lanning Dean Living Trust, u/a/d December 14, 2005.**hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Carter Dunlap and Tonya Dunlap, husband and wife**, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land Lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 295 on the Plat of Brandywine Pointe Subdivision, Phase One, Section 2, Estate Section, of record in Book 7900, Page 165, and as revised in Book 7900, Page 172, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Peggy Lanning Dean, Trustee of The Peggy Lanning Dean Living Trust, u/a/d December 14,2005, as amended from time to time, by Warranty Deed from Peggy Lanning Dean, dated 10/31/2014, and recorded 11/18/2014 of record in Deed Instrument 201411180106078, Register's Office for Davidson County, Tennessee.

The said Peggy Lanning Dean having since died 1/8/2020. The said trust agreement appointing Renee D. Dunlap as successor trustee. Renee D. Dunlap and Jennifer Renee Dunlap are one in the same person.

All matters shown on the plat of record in Plat Book 7900, Page 165, and as Revised in Plat Book 7900, Page 172, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 844 Hunters Hill Trace, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 24th day of September, 2020.

Renee D. Dunlap Trustee of the Peggy Lanning Dean Living Trust, u/a/d December 14, 2005.

By: Renee D. Dunlap Trustee Date: 9.24.2020
Renee D. Dunlap, Trustee

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Renee D. Dunlap with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved herself to be the Trustee of The Peggy Lanning Dean Living Trust, u/a/d December 14,2005, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 24th day of September, 2020.

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Lissa Groom
Notary Public:
My Commission Expires: 9.16.2024

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

