Karen Johnson Davidson County
Batch# 544203 DEEDWARR
01/04/2021 08:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210104-0000103

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is $10.00. This is a transfer to a revocable trust.
MUSIC CITY ESTATE LAW **1650 MURFREESBORO ROAD, SUITE 208** **FRANKLIN, TENNESSE 37067** **(615) 628-7775** JUSTIN GILBERT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires July 11, 2021 [Notary Seal]	Affiant Subscribed and sworn to before me, this 19th day of November 2020. Notary public My commission Expires: 7/11/2021

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
David Wade Dunbar Karen Steuben Dunbar 445 Temple Avenue Long Beach, CA 90814	David Wade Dunbar Karen Steuben Dunbar 445 Temple Avenue Long Beach, CA 90814	105-13-0-188.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, David Dunbar and Karen Dunbar, the Grantors, do hereby quitclaim, assign, transfer and convey unto David Wade Dunbar and Karen Steuben Dunbar, Trustees of the 2017 Dunbar Family Trust dated March 13, 2017, all of their right, title and interest in the real property located in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being East 50.0 feet of Lot No. 3 on the Plan of The McAllister Property of record in Plat Book 421, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of lot fronts 50 feet on the North side of Lawrence Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to David Dunbar and Karen Dunbar, by Warranty Deed from Cory Shannon and Drew Shannon, husband and wife, dated December 10, 2019 and filed for record on December 11, 2019, of record in Instrument No. 20191211-0127977, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved property known as 1104 Lawrence Avenue, Nashville, Tennessee 37204

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), their heirs and assigns forever, and the GRANTOR(S), does covenant with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomever.

Whatever 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 hand this 12th day of 11/2020.

David Dunbar, Grantor

Karen Dunbar, Grantor

A notary public or other officer completing this certificate certifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Los Angeles)ss.

On 11/12/2020, 2020 before me, Ronaldo Bowen., Notary Public, personally appeared David Dunbar and Karen Dunbar, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Signature _____ (Seal)

