WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Karen Johnson Davidson County
Batch# 556607 DEEDWARR
01/19/2021 03:14:58 PM 2 pgs
Fees: $13.00 Taxes: $1,776.00

20210119-0008078

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-1171

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
FAQ, LLC, a Tennessee Limited Liability Company	NEW OWNER	Map: 11514001100
(NAME) 4013 Copeland Dr.	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS ($480,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GINA DUNN WALKER, MARRIED, GEORGE MICHAEL DUNN, MARRIED, AND GINA RENEE WALKER, TRUSTEE OF THE GEORGE DUNN FAMILY TRUST,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

FAQ, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

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. 749 on the Plan of West Meade Farms, Inc., Section VIII, as of record in Book 2331, Pages 14 and 15 in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the northwesterly margin of Jocelyn Hollow Road at the common corner of Lots 748 and 749; thence with the line between said lots, northwestwardly 242 feet to a point; thence southwesterly 197.4 feet to the margin of a 50 foot unnamed roadway, thence with the margin of said Road, southwestwardly 185 feet to the beginning of a curve; thence along said curve southeastwardly 39.3 feet to the margin of Jocelyn Hollow Road; thence with the margin of the same, northwestwardly 160.5 feet to the beginning.

Being the same property conveyed to Gina Dunn Walker, married and George Michael Dunn, married, by deed from Larry V. Wise, married, of record in Instrument No. 20201221-0150690, dated December 18, 2020. See also, Warranty Deed of record in Instrument No. 20080530-0055447, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2331, Page 14 and 15, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 6532 Jocelyn Hollow Rd., Nashville, TN 37205
(House No.) (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 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 our hands this 14th day of January, 2021.

The George Dunn Family Trust

BY: Gina Renee Walker
Gina Renee Walker
Trustee

Gina Dunn Walker
Gina Dunn Walker

George Michael Dunn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Gina Renee Walker, Trustee of the The George Dunn Family Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Trustee, of the The George Dunn Family Trust, and that he/she as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Gina Renee Walker, as Trustee.

Witness my hand and official seal this 14th day of January, 2021.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gina Dunn Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 14th day of January, 2021.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George Michael Dunn with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 15th day of January, 2021.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.