RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2115547

Karen Johnson Davidson County
Batch# 625653 DEEDWARR
04/29/2021 11:16:30 AM 4 pgs
Fees: $23.00 Taxes: $5,549.97
20210429-0057461

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,499,991.73.

~~AFFIANT~~

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2021.

NOTARY PUBLIC

My commission expires: 11/16/2024

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hawthorne Homes Project, a Tennessee Partnership 2705 & 2701 Hawthorne Place Nashville, TN 37212	Same address as new owner	117-04-0-140.00 and 117-04-0-140.00

FOR AND IN CONSIDERATION of the sum of One Million Four Hundred Ninety Nine Thousand, Nine Hundred Ninety One and 73/100 Dollars ($1,499,991.73.), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SCOT H. DUNLAP AND WIFE, ERIN DUNLAP AND NASHJOHN LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **HAWTHORNE HOMES PROJECT, A TENNESSEE PARTNERSHIP**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots No. 15 and 16, Block A, on the map of Belmont Terrace Annex No. 3, as of record in Book 1130, page 24, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Lot 15:
Being the same property conveyed to Nashjohn, LLC from Fannie Southall Hankins, unmarried, by Warranty Deed dated November 15, 2006 and recorded November 27, 2006 in Instrument #20061127-0145671, said Register's Office.

Lot 16:
Being the same property conveyed to Scot H. Dunlap and wife, Erin Dunlap from William H. Lassiter, Jr., Personal Representative of the Estate of Johnny H. Dunlap, by Quitclaim Deed dated October 4, 2017 and recorded October 5, 2017 in Instrument #20171005-0102419, said Register's Office.

Being the same property conveyed to Johnny H. Dunlap from Mary B. Dunlap by Quitclaim Deed dated January 13, 2000 and recorded March 1, 2000 in Instrument #20000301-0020204, said Register's Office.

Being the same property conveyed to Johnny Hall Dunlap and wife, Mary B. Dunlap from David MacGregor Dunlap and wife, Donna Watts Dunlap by Quitclaim Deed dated November 22, 1997

and recorded December 2, 1997 in Book 10705, page 270, said Register's Office.

The address of the herein described property is believed to be 2705 & 2701 Hawthorne Place, Nashville, TN 37212, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 27th day of April, 2021.

ERIN DUNLAP

SCOT DUNLAP

NASHJOHN LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
ERIN DUNLAP, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Scot H. Dunlap and Erin Dunlap, 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.

WITNESS my hand and seal, this the 27th day of April, 2021.

_____
Notary Public
My commission expires: 11/6/2024

SHANNON ONEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, of said County and State, Erin Dunlap, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be Authorized Agent of Nashjohn LLC, a Tennessee Limited Liability Company the within named bargainor and that he/she as such Authorized Agent, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself/herself as, Authorized Agent.

WITNESS my hand and seal, this the 27th day of April, 2021.

Shannon ONeill
Notary Public
My commission expires: 11/6/2024

SHANNON ONEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

