This Instrument Prepared By:
Phil Anderson, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Jennifer Rayne Dobbs
1307 Ardee Ave.
Nashville, Tennessee 37216

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Settlement Home Lending, LLC
1177 West Loop South #600
Houston, TX 77027

MAP 061-16
GROUP
PARCEL 0234.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Michael R. Dobbs and Nancy T. Dobbs, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Jennifer Rayne Dobbs and Hunter Kelly Orr, wife and husband**, 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 the southerly part of Lot No. 57, Block C on the Map of Sunnymeade Subdivision, as shown by plat and survey of record in Book 974, page 56, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Said part of said lot fronts 50 feet on the northerly side of Ardee Avenue and extends back 210.1 feet on the easterly line and 207.6 feet on the westerly line to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Michael R. Dobbs and Nancy T. Dobbs, husband and wife by deed from Mary McWhirter, married of record in Instrument no. 20190930-0099545, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

Karen Johnson Davidson County
Batch# 677054 DEEDWARR
07/15/2021 09:07:29 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50

20210715-0095087

This conveyance is further made subject to real property taxes for 2021 and subsequent years.

This is **improved** property known as **1307 Ardee Ave., Nashville, Tennessee 37216.**

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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the **12th** day of **July, 2021.**

MICHAEL R DOBBS

Michael R. Dobbs

Nancy T. Dobbs

Nancy T. Dobbs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Michael R. Dobbs and Nancy T. Dobbs, husband and wife,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 12th day of July, 2021.

G. Philip Anderson
NOTARY PUBLIC

G PHILIP ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
1.8.2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $355,000.00.

Nancy J. Rabb
AFFIANT

Subscribed and sworn to before me on this 12th day of July, 2021.

NOTARY PUBLIC

PHILLIP ANDERSON JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires:

1.8.2024