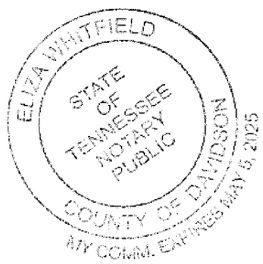
Karen Johnson Davidson County
Batch# 677782 DEEDWARR
07/15/2021 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20210715-0095524

# Warranty Deed




STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of July, 2021.

Notary Public

My commission expires: 5-5-2025

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Drew McConville Dunn | Paramount Residential Mortgage | 105-05-0-252.00 |
| 16601 Gothard Street, Unit D | 1265 Corona Pointe Ct. Suite 301 | |
| Huntington Beach, CA 92647 | Corona, CA 92879 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CITY WIDE INVESTMENT GROUP, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DREW MCCONVILLE DUNN, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 67 on the Plan of Bransford Realty Company's Subdivision of the north part of the A. B. Hill Subdivision of record in Plat Book 421, Page 77, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mazzie Menesse by Warranty deed from Earl McAdams, Jr., Dorothy L. McAdams Dobson, Elizabeth McAdams Norris, and Clara McAdams Carothers of record in Book 4204, page 860, Register's Office for Davidson County, Tennessee, dated January 15, 1968 and recorded on January 15, 1968.

Mazzie Meneese having since died leaving the property to her sister Callie Beatrice Abernathy in her will recorded at Book 5689, page 483.

Callie Beatrice Abernathy died March 1, 2008 leaving one child Mary La'Llellhyn Rankins-Smith per Affidavit of Inheritance of record at Instrument no. 20180725-0072459.

Mary Rankins-Smith died January 5, 2019. Tatiana J. Kennedy and Karen Rankins were named Co-Petitioners in Petition for Intestate Administration of record at Docket No. 19P325. Tatiana J. Kennedy being the sole heir and next of kin of the decedent.

Being the same property conveyed to Tatiana J. Kennedy by Quitclaim deed from Tatiana J. Kennedy and Karen Rankins, Co-Administrators of the Estate of Mary Rankins Smith of record in Instrument No. 20190627-0062271 Register's Office for Davidson County, Tennessee, dated June 19, 2019 and recorded on June 27, 2019.

Being the same property conveyed to City Wide Investment Group, LLC, A California Limited Liability Company by Warranty deed from Tatiana J. Kennedy of record in Instrument No. 20190820-0083215 Register's Office for Davidson County, Tennessee, dated August 07, 2019 and recorded on August 20, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1101 Argyle Avenue, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of July, 2021.

**City Wide Investment Group, LLC**

By: _____

David Dunn, Sole Member

STATE OF California
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David Dunn, Sole Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of City Wide Investment Group, LLC, a California Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

**Witness my hand and seal this 1st day of July, 2021.**

_____
Notary Public

My Commission Expires:



**Tennessee Certification of Electronic Document**

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/6/2021 (date of document).

Affiant Signature

7/6/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 6th day of JUN, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
NOTARY'S SEAL
EXPIRES MAY 5, 2025