Karen Johnson Davidson County
Batch# 695613 DEEDWARR
08/11/2021 02:47:30 PM 5 pgs
Fees: $28.00 Taxes: $764.51
20210811-0108560

This instrument prepared by:

John M. McDonald
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Ste. 710
Nashville, Tennessee 37219

TENNESSEE WARRANTY DEED

Address of New Owner:	**Send Tax Bills to:**	**Map/Parcel No.:**
Samuel Matthew Terry and Matison Terry 313 Timberdale Court Nashville, TN 37211	Samuel Matthew Terry 313 Timberdale Court Nashville, TN 37211	147-06-0 170.00

This instrument prepared from information furnished by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

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FOR AND IN CONSIDERATION of the amount of One and No/100 Dollar ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Samuel Matthew Terry, Thomas Allan Terry**, and **Leah Abigail Terry**, herein called the Grantors, have bargained and sold, and by these presents do transfer and convey to be effective on August 9, 2021 unto **Samuel Matthew Terry** and **Matison Terry, husband and wife**, hereinafter called the Grantees, their successors and assigns, all of the Grantors' interest in and to that certain tract or parcel of land located in Davidson County, Tennessee and more fully described as follows:

> Land in Davidson County, Tennessee, being Lot No. 149, as shown on the map entitled Caldwell County Estates Section Two, of record in Plat Book 2663, page 128, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Allen Dunkerley, Jr. and wife, Mary Lois Dunkerley, by deed from Sherridan Construction Company, of record in Book 3177, Page 323, dated January 9, 1961, said Register's Office.
>
> Further being the same property conveyed to Allen Dunkerley, Jr., and wife, Mary Lois Dunkerley and James A. Terry and wife, Phyllis D. Terry, by quitclaim deed from Elizabeth J. Smith, Trustee, of record in Book 9015, Page 944, dated July 9, 1993, said Register's Office. James A. Terry died on or about October 1, 2010, leaving Phyllis D. Terry, as surviving tenant by

entirety. Allen Dunkerley, Jr., died intestate on or about March 1, 2011, leaving Mary Lois Dunkerley, as surviving tenant by the entirety. Mary Lois Dunkerley died intestate on or about October 4, 2014, leaving Allen Dunkerley, III and Phyllis Terry, as her only heirs-at-law. For further reference, see Affidavit of Heirship of record in Instrument No. 20210721-0097977, said Register's Office. Phyllis D. Terry, died testate on or about May 7, 2020, devising said property to Samuel Matthew Terry, Thomas Allan Terry and Leah Abigail Terry by will of record in Docket No. 20P881 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Allen Dunkerley, III has conveyed his interest in said property to Samuel Matthew Terry by quitclaim deed of record in Instrument No. 2021120-0137043, dated November 20, 2020, said Register's Office.

This is improved property, known as 313 Timberdale Court, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantees, their successors and assigns, forever, and Grantors do covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantors do further covenant and bind themselves, successors, assigns and representatives, to warrant and forever defend the title to the said land to Grantees, their successors 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.

EXECUTED on this the 3 day of August, 2021.

SAMUEL MATTHEW TERRY

STATE OF Tennessee)
COUNTY OF Davidson)

Before me the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Samuel Matthew Terry**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of August, 2021.

Notary Public

My Commission Expires: Oct. 2, 2023

STEPHENIE C. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

THOMAS ALLAN TERRY

STATE OF Tennessee)
COUNTY OF Rutherford)

Before me the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Thomas Allan Terry**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 9 day of August, 2021.

Notary Public

EMILY K. BAIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires February 19, 2024

My Commission Expires: 02/19/2024

LEAH ABIGAIL TERRY

STATE OF Tennessee)
COUNTY OF Rutherford)

Before me the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Leah Abigail Terry**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 9 day of August, 2021.

Notary Public

EMILY K. BAIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires February 19, 2024

My Commission Expires: 02/19/2024

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I hereby swear or affirm that the actual consideration for this transfer is **$206,625.00**.

Affiant

Witness my hand, at office this 3rd day of August, 2021.

Notary Public

My Commission Expires: Oct. 2, 2023

STEPHENIE C. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

1174801.003

Certificate of Authenticity

I, Brandy Gomaz, do hereby make oath that I am 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 8/9/2021.
Date

Brandy Gomaz
Affiant Signature

8/9/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9th day of August, 2021.

Melissa Ann Foster
Notary's Signature

My Commission Expires: 10/02/2023
Date

MELISSA ANN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023