THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 705467 DEEDWARR
08/26/2021 12:23:24 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20210826-0115442

Prepa
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $340,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of August, 2021.

Notary Public
My Commission Expires

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Laura Rose Breeskin 2209 Sultana Ave Nashville, TN 37207	New Owner	Tax Parcel ID No. 071-03-0-145.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICK DUNDON, A SINGLE MAN**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **SULTANA AVENUE, LLC, A Tennessee Limited Liability Company** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land located in Davidson County, Tennessee, being more particularly described as follows:

Being the southerly 70 feet of Lot Nos. 155 and 156 on the Plan of J. L. Haynies Original Plan, as of record in Plat Book 161, Pages 26 and 27, Registers Office for Davidson County, Tennessee, to which plan is hereby made for a more complete and accurate legal description. Said part of Lot 155 fronts 70 feet on the Easterly side of Sultana Avenue and together with part of Lot 156 extends back between parallel lines with the Northerly margin of an alley, 200 feet to the Westerly line of Lot 157.

Being the same property conveyed to PATRICK DUNDON AND PETER J. DUNDON, by deed from MICHAEL W. O'NEILL, of record in Instrument No. 20051006-0120717, dated September 26, 2005, said Register's Office. Being further conveyed to DAVID W. MCMACKIN, TRUSTEE, by quitclaim deed from PATRICK DUNDON AND PETER J. DUNDON AND WIFE, FRANCES C. DUNDON, and then quitclaim to PATRICK DUNDON AND PETER J. DUNDON, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, of record in Instrument No. 20060309-0027602, dated February 1, 2006, said Register's Office. The said Peter J. Dundon having since died on or about July 26, 2014, leaving Patrick Dundon the surviving tenant by the entirety.

This is improved property commonly known as: **2209 Sultana Ave Nashville, TN 37207**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of July, 2021.

PATRICK DUNDON

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PATRICK DUNDON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 31st day of July, 2021.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: _____