THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210937622** Karen Johnson Davidson County Batch# 730183 **DEEDWARR** 10/05/2021 11:24:17 AM 3 pgs Fees: $18.00 Taxes: $869.50 20211005-0133719	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $235,000.00. Affiant Subscribed and sworn to before me, this 1st day of October, 2021. Notary Public My Commission Expires: SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8TH, 2025

WARRANTY DEED

Address New Owner: AC Homes LLC 1571 Ridgemont Dr. LaVergne, TN 37086	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 150 10 0 074.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jamie Dundee, individually and as Successor Trustee of the Irrevocable Trust dated July 27th, 2011, Bill Dundee, as to a life estate interest, Dustin William Eaton, Dylan Eaton, and Taryn Priscilla Eaton** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **AC Homes LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 274 on the Plan of Section Three, Towne Village of the Country of record in Plat Book 5200, Page 268 and 269, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Beverley Joyce Dundee, unmarried, by Warranty Deed from William S. Packard and wife, Maureen P. Packard, of record in Book 8612, Page 632, in the Register's Office of Davidson County, Tennessee, dated April 24, 1992 and recorded on April 29, 1992. Being the same property conveyed to the Irrevocable Trust dated July 27th, 2011 by Trust Agreement recorded in Instrument No. 20110811-0061933.

Beverly Joyce Dundee having died May 26th, 2016 survived by her two children, Jamie Dundee and Donna Eaton. Upon her death, Bill Dundee retained a life estate interest in the subject property. The remainder of the trust was to be distributed equally to Jamie Dundee and Donna Eaton. Jamie Dundee being the Successor Trustee of the Irrevocable Trust dated July 27th, 2011.

Donna Joy Eaton having died June 26th, 2021. She was survived by her husband, Bobby Eaton and her three children, Dustin William Eaton, Dylan Eaton and Taryn Priscilla Eaton. See Affidavits of Heirship recorded in Instrument No. 20211005-0133714 and Instrument No. 20211005-0133715, in the Register's Office of Davidson County, Tennessee.

Bobby Eaton having died on August 4th, 2021 in Davidson County, Tennessee. He was survived by his three children, Dustin William Eaton, Dylan Eaton and Taryn Priscilla Eaton. See Affidavits of Heirship recorded in Instrument No. 20211005-0133716 and Instrument No. 20211005-0133717, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Three, Towne Village of the Country, as recorded in Plat Book 5200, Page(s) 268 and 269.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5635, Page 545.

Easement for Sanitary Sewer and Water Main, recorded in Book 5644, Page 667; Book 5866, Page 45; Book 5925, Page 350 and Book 5925, Page 355.

This is improved property located at 3424 Towneship Road Antioch, TN 37013.

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 1st day of October, 2021.

Jamie Dundee

Jamie Dundee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jamie Dundee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of October, 2021.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Notary Public
My Commission Expires: _____

Irrevocable Trust dated July 27th, 2011

By: Jamie Dundee Successor Trustee
Jamie Dundee, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jamie Dundee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is Successor Trustee of the Irrevocable Trust dated July 27th, 2011, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 1st day of October 2021.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Notary Public

My Commission Expires: _____

Bill Dundee by Terry Story, as Attorney-in-Fact

Dustin William Eaton by Terry Story, as Attorney-in-Fact

Dylan Eaton by Terry Story, as Attorney-in-Fact

Taryn Priscilla Eaton by Terry Story, as Attorney-in-Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Terry Story, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Bill Dundee, Dustin William Eaton, Dylan Eaton, and Taryn Priscilla Eaton and that he is authorized by Bill Dundee, Dustin William Eaton, Dylan Eaton, and Taryn Priscilla Eaton to execute this instrument on their behalf.

WITNESS my hand, at office, this 1st day of October 2021.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

My Commission Expires: _____