Karen Johnson Davidson County
Batch# 744419 DEEDWARR
10/26/2021 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20211026-0143916

WARRANTY DEED

BECKY ELIZABETH BURCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF October, 2021.

Becky Elizabeth Burch
Notary Public

MY COMMISSION EXPIRES: 11-19-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Gabrys	**New Owner**	
(NAME)	(NAME)	08203026400
1017 Meridian St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Vanessa Y. Dunlap, unmarried, and Antonio L. Dunlap, unmarried** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Gabrys ,** HEREINAFTER CALLED THE GRANTEE, HIS/HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING the northerly 3.0 feet of Lot No. 3 and the southerly 46.0 feet of Lot No. 4 in George W. Stainback's corrected plan of lots of the Lucy H. Lindsley Tract, as of record in Book 161, Page 141, Register's Office for Davidosn County, Tennessee.

SAID northerly part of Lot No. 3 and southerly part of Lot No. 4 front together 49.0 feet on the east sid eof Meridian Street and run back between parallel lines 145.0 feet, more or elss, to an alley. (Reference Book 416, Page 377).

Being the same property conveyed to Vanessa Y. Dunlap and Antonio L. Dunlap, with rights of survivorship, by virtue of that certain Quit Claim Deed dated November 23, 1998, and being of record at Book 11232, Page 589 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Annie L. Knight, a life estate with remainder interst to Ricci A. Hall, upon the death of Annie L. Knight by virtue of Quit Claim Deed dated December 1, 1992 at Book 8801, Page 606 in the said Register's Office.

Being the same property previously conveyed to Annie L. Knight by virtue of Quit Claim Deed dated March 7, 1990 at Book 8061, Page 406 in the said Register's Office.

Being the same property previously conveyed to Ricci Hall, unmarried by virtue of Warranty Deed dated May 17, 1988 at Book 7548, Page 241 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 161, Page 141, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1017 Meridian St Nashville, TN 37207
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my hand this 4th day of October, 2021.

Antonio Dunlap

STATE OF
COUNTY OF

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, ~~**Vanessa Dunlap and**~~ **Antonio Dunlap**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of October, 2021.

Notary Public
My Commission Expires: May 5th, 2025

SAVANNAH ESPINOSA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

Witness my hand this 4th day of October, 2021.

Vanessa Dunlap

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Vanessa Dunlap** ~~**and Antonio Dunlap**~~, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of October, 2021.

Notary Public
My Commission Expires: May 5th 2025

SAVANNAH ESPINOSA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES 5-5-2025

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 10/21/2021.

Affiant Signature

10/21/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 21 day of October, 2021.

Notary Signature

My Commission Expires: 11-19-23

