Karen Johnson Davidson County
Batch# 749162 DEEDWARR
11/04/2021 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20211104-0147499

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/2/2025
(AFFIX SEAL)

DANA MICHELLE WARSOP
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
June Henley-Dunbar and Steven Dunbar	June Henley-Dunbar and Steven Dunbar, wife and husband	Parcel ID: 014-00-0-069.00-000 and 014-00-0-070.00-000
(NAME) 346 Cocoa Street SE	(NAME) 346 Cocoa Street SE	
(ADDRESS) Palm Bay, FL 32909	(ADDRESS) Palm Bay, FL 32909	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Sergey Yur'evich Dmitriyev and Inna Vladimirovna Dmitriyev, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **June Henley-Dunbar and Steven Dunbar, wife and husband**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1:

A certain tract or parcel of land situated in the 14th Civil District of Davidson County, State of Tennessee, and described according to an unrecorded survey made by Hickerson and Hickerson, Engineers, dated July 9, 1964, revised October 20, 1964 and revised May 31, 1965 as follows:

Beginning at a point 1110.0 feet on the westerly margin of Douglas Road from the northwest corner of Clarksville Highway and Douglas Road; thence North 80 degrees 53 minutes West a distance of 720.0 feet to a point; thence North 2 degrees 00 minutes West 140.0 feet to a point; thence South 81 degrees 30 minutes East 802.0 feet to a point in the westerly margin of Douglas Road; thence along the westerly margin of Douglas Road in a southerly direction a distance of 152.0 feet to the point of beginning. (Affects Parcel - 014-00-0-070.00 & Property address 7147 Douglas Road, Joelton, TN 37080)

For informational purposes only: prior deed references subject property to contains 2.5 acres, more or less.

Tract 2:

Land in the 14th Civil District of Davidson County, State of Tennessee, and described according to an unrecorded survey made by Hickerson and Hickerson, Engineers, dated July 9, 1964, revised October 20, 1964 and revised May 31, 1965 as follows:

Beginning at a point 1262.0 feet on the westerly margin of Douglas Road from the northwest corner of Clarksville Highway and Douglas Road; thence North 81 degrees 30 minutes West a distance of 802.0 feet to a point; thence North 2 degrees 00 minutes West 140.0 feet to a point; thence South 82 degrees 10 minutes East 870.0 feet to a point in the westerly margin of Douglas Road in a southerly direction a distance of 152.0 feet, to the point of beginning. (Affects Parcel - 014-00-0-069.00 & Property address 7153 Douglas Road, Joelton, TN 37080)

For informational purposes only: prior deed references subject property to contains 2.7 acres, more or less.

Being the same property conveyed to Margaret Lynne Moses and John W. Harling, both unmarried, by Warranty

Deed from Guy E. Bates, Jr., married dated May 09, 2019 recorded May 14, 2019, of record as Instrument No. 20190514-0045109 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Arturo L. Limon, a married man, by Warranty Deed from Margaret Lynne Moses and John W. Harling, both unmarried dated May 11, 2020 recorded May 15, 2020, of record as Instrument No. 20200515-0050722, and corrected by Scrivener's Affidavit on June 14, 2021, of record as Instrument No. 20210614-0079478 Register's Office for Davidson County, Tennessee. (Affects Parcel - 014-00-0-069.00)

And also being the same property conveyed to Arturo L. Limon, by Warranty Deed from John W. Harling and Margaret Lynne Moses, an unmarried woman dated November 25, 2020 recorded December 14, 2020, of record as Instrument No. 20201214-0146977 Register's Office for Davidson County, Tennessee. (Affects Parcel - 014-00-0-070.00)

And also being the same property conveyed to Sergey Yur'evich Dmitriyev and Inna Vladimirovna Dmitriyev, husband and wife, by Warranty Deed from Arturo L. Limon, a married man dated July 02, 2021 recorded July 09, 2021, of record as Instrument No. 20210709-0092862 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 7147 and 7153 Douglas Road, Joelton, TN 37080

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 our hands this 23 day of OCTOBER, 2021

Sergey Yur'evich Dmitriyev

Sergey Yur'evich Dmitriyev

Inna Vladimirovna Dmitriyev

Inna Vladimirovna Dmitriyev

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Sergey Yur'evich Dmitriyev and Inna Vladimirovna Dmitriyev, husband and wife, 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, this the 23rd day of October, 2021.

Amy C Price

Notary Public

My Commission Expires: My Commission Expires April 2, 2024

(SEAL)

AMY C PRICE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, **Doné Oglesby**, 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 **October 23, 2021**.

Date

Affiant Signature

11/01/2021

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **1st** day of **October**, 20**21**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY