Karen Johnson Davidson County
Batch# 753026 DEEDWARR
11/10/2021 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,872.20
20211110-0150351

Name and Address of New Owner:
Michael Dunton, Kevin Dunton, and Brooke Dunton
2305 Shadow Lane
Nashville, TN 37216

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Limestone Title & Escrow
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 073-05-0-113.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Joel Matthew Harris and Monica Boes Harris, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Michael Dunton, a single man, and Kevin Dunton and Brooke Dunton, husband wife, as joint tenants with rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Riverwood Heights, according to survey and plat of same appearing of record in Book 1835, page 42, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Monica Leigh Boes and Joel Matthew Harris, both unmarried, from Chelsea Elizabeth Gill, unmarried, and Beth Hirschi, married, by Warranty Deed dated February 24, 2017 and recorded February 28, 2017 in Instrument #20170228-0019684, said Register's Office. Monica Leigh Boes and Joel Matthew Harris are now married to eachother.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of November, 2021.

Joel Matthew Harris (SEAL)

Monica Boes Harris (SEAL)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of November, 2021, before me personally appeared Joel Matthew Harris and Monica Boes Harris, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of November, 2021.

Notary Signature
My commission expires:

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $506,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 2nd day of November, 2021.

Notary Signature
My commission expires:

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 11/5/2021 (date ~~of document~~).

Affiant Signature

11/5/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 5th day of November, 2021.

Eliza Whitfield
Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025