Karen Johnson Davidson County
Batch# 753139 DEEDWARR
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Fees: $22.00 Taxes: $0.00
20211110-0150497

THIS INSTRUMENT PREPARED BY:
Jonathan R. Burns, Esq.
BONE MCALLESTER NORTON PLLC
511 Union Street, Suite 1000
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
The Dewvey Tennessee Tenancy by the Entirety Trust 1 Middleton Park Lane Nashville, TN 37215	Same	157-08-0A-001.00 CO

KNOW ALL MEN BY THESE PRESENTS that we, SUSANNAH DOYLE LUNKE and BRANDON K. LUNKE, wife and husband, as tenants by the entirety, hereinafter "Grantors", hereby transfer and convey unto the TRUSTEES OF THE DEWVEY TENNESSEE TENANCY BY THE ENTIRETY TRUST AGREEMENT u/t/a dated May 28, 2021, created pursuant to Tennessee Code Annotated Section 35-15-510 and such Section shall apply to the property being transferred hereunder, hereinafter "Grantees", their successors and assigns, that certain tract or parcel of real property located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled 3rd Revision Middleton, a Residential Planned Unit Development, of record in Plat Book 6900, page 900, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Susannah Doyle Lunke and Brandon K. Lunke, wife and husband, from Joel S. Benveniste and Karen D. Benviniste, husband and wife, by Warranty Deed of record in Instrument No. 20170331-0031728, Register's Office for 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.

Matters shown on the Plan of record in Plat Book 6900, page 900, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6522, page 212, Book 7119, page 345, Book 9816, page 844 and Book 10714, page 744, said Register's Office.

This improved property is known as 1 Middleton Park Lane, Nashville, Davidson County, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for the lien for real property taxes for the current year and subsequent years, any and all easements and/or restrictions of record and all matters shown on the plan of record, all in the Register's Office for Davidson County, Tennessee.

Grantors further covenant and bind themselves, their heirs, personal representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be dated and effective this 28th day of October, 2021.

GRANTORS:

Susannah Doyle Lunke

SUSANNAH DOYLE LUNKE

BRANDON K. LUNKE

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared SUSANNAH DOYLE LUNKE and BRANDON K. LUNKE, wife and husband, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28 day of October, 2021.

LEONIDAS C. VAUGHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Leonidas C. Vaughan
Notary Public

My Commission Expires: May 9, 2023

THIS CONVEYANCE IS EXEMPT FROM RECORDATION TAX UNDER T.C.A. § 67-4-409(A)(3)(F). NO OATH OF VALUE IS REQUIRED FOR THIS DEED IN ACCORDANCE WITH THE PROVISIONS OF T.C.A. § 67-4-409(A)(5).

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Andrea P. Perry, Esq., 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 28, 2021 (date of document).

Affiant Signature

November 5, 2021
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Notary's Signature

My Commission Expires: 5-5-2025

