THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2021-1930

Karen Johnson Davidson County
Batch# 771504 DEEDWARR
12/10/2021 10:17:32 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20211210-0163939

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS ($250,000.00) cash in hand paid, the receipt of which is hereby acknowledged, SEGOIDE GENERAL PARTNERSHIP, A TENNESSEE PARTNERSHIP ("the Grantor") have this day bargained and sold, and by these presents do transfer and convey unto KYLE TAYLOR DUNN, his successors, heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows:

> Lying and being a certain condominium apartment in Davidson County, State of Tennessee, being Unit No. N-2, together with the Carport designated as No. N-2-C, in River Plantations, Section One, a Condominium, a Horizontal Property Regime, located on Highway 70 South, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantations, Section One, Condominium Apartments, recorded in Book 4460, Page 59, in the Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 4562, Page 474, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Segoide, LLP, a partnership by deed from Beverly B. Ashley, an unmarried person, dated August 6, 2021 and of record in Instrument Number 20210817-0111307 in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to Master Deed and By-Laws of record in Book 4562, Page 474, in the Register's Office of Davidson County, Tennessee; Supplemental and Amendment of record in Instrument No. 20051020-0126564 and Second Amendment to the Master Deed of record in Instrument No. 20140219-0014288, both in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to all matters as shown on plat of record in Book 4460, Page 59, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's successors, heirs and assigns, forever. And the Grantor covenant with the Grantee, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2021 and as otherwise set forth herein. And the Grantor further covenant and bind the Grantor's successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor have caused this Warranty Deed to be executed on the 8th day of December, 2021.

SEGOIDE GENERAL PARTNERSHIP

By: _____
ROY ZENT, Managing Partner

STATE OF TENNESSEE
COUNTY OF Davidson

On this 8th day of December, 2021, before me personally appeared ROY ZENT, with whom I am personally acquainted and who upon oath acknowledged himself to be Managing Partner of SEGOIDE GENERAL PARTNERSHIP, and that he as such Managing Partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said SEGOIDE GENERAL PARTNERSHIP by himself as such Managing Partner..

WITNESS MY HAND and official seal at office in said County this 8th day of December, 2021.

_____
NOTARY PUBLIC

JEFFREY STEVEN WYNN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

My commission expires: 03/20/2024

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 8th day of December, 2021.

_____
NOTARY PUBLIC

JEFFREY STEVEN WYNN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

My commission expires: 03/20/2024

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Map & Parcel No: 142 01 0A 090.00

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
KYLE TAYLOR DUNN
8207 Sawyer Brown Rd - Unit N-2
Nashville, TN 37221