THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 211138313

Karen Johnson Davidson County
Batch# 774932 DEEDWARR
12/16/2021 11:43:18 AM 2 pgs
Fees: $13.00 Taxes: $3,903.50
20211216-0166399

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,055,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of December, 2021.

M. Catherine Clearwaters
Notary Public
My Commission Expires: 1-6-25

M. CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Linda Loo Dunlap and Daniel Trey Dunlap 5424 Heather Lane Brentwood TN 37027	New Owner	Tax Parcel ID No. 160 08 0 106.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Linda Hulan Brown and George Brown, wife and husband**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Linda Loo Dunlap and Daniel Trey Dunlap, wife and husband** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 11 on The Plan of Epworth Subdivision, as shown by plat of record in Plat Book 5200, Page 745, of the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Linda Hulan Brown and George Brown, Wife and Husband, joint tenants with rights of survivorship, by Quitclaim Deed from Linda Hulan Brown, married, of record in Instrument No. 20190403-0029954, in the Register's Office of Davidson County, Tennessee, dated March 25, 2019 and recorded on April 03, 2019.

Being the same property conveyed to Linda Hulan Brown, by Warranty Deed from Walter H. Baltimore and Cheryl Baltimore, of record in Instrument No. 20040726-0089231, in the Register's Office of Davidson County, Tennessee, dated July 16, 2004 and recorded on July 26, 2004.

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.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Epworth, as recorded in Plat Book 5200, Page(s) 745.

Covenants, Conditions and Restrictions as set forth in Restrictions and Covenants recorded in Book 6269, Page 495.

This is improved property located at 5424 Heather Lane Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of December, 2021.

Linda Hulan Brown

George Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Linda Hulan Brown and George Brown, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of December, 2021.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2022