Karen Johnson Davidson County
Batch# 799641 DEEDWARR
02/03/2022 11:06:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220203-0012866

Commitment Number: : TN21106060

After Recording, Send To:

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170. File Number: : TN21106060.

New Property Owner/Mail Tax Statements To:
Martin D. Dunne and **Linda C. VanAuken**, 119 ALTON RD., NASHVILLE, TN 37205

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 12912010000

SPECIAL WARRANTY DEED

Exempt: Section 67-4-409(a)(3)(A)(i): creation of a tenancy by the entirety by the conveyance from one spouse to the other

Martin D. Dunne, who took title as unmarried, now married to **Linda C. VanAuken** hereinafter grantor, whose tax-mailing address is **119 ALTON RD., NASHVILLE, TN 37205**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Martin D. Dunne** and **Linda C. VanAuken**, husband and wife, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **119 ALTON RD., NASHVILLE, TN 37205**, the following real property:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 14 OF BLOCK A ON THE 2ND REVISED PLAN OF HIGHLANDS OF BELLE MEADE NO. 2, BLOCKS A, B C & D, OF RECORD IN BOOK 1130, PAGE 62, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. Tax ID: 129-12-0-100-00
Property Address is: 119 ALTON RD., NASHVILLE, TN 37205

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20090401-0029339 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 12912010000

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on January 24, 2022:

Martin D. Dunne

Linda C. VanAuken

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on January 24, 2022 by **Martin D. Dunne** and **Linda C. VanAuken** who is personally known to me or has produced TN Driver Lic as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Ella K Butler
Notary Public

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $1.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 24 day of January, 2022.

Martin D. Dunne
Linda C. VanAuken
Affiant

Martin D. Dunne
Linda C. VanAuken
Print Name

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

(Seal)

Ella K. Butler
Notary Public

My commission expires:
07/09/2024

Ella K. Butler
Print Name

True Copy Certification
State of Tennessee

I, AARON AVERY, 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 **1/24/2022** .

Affiant Signature

1/25/2022

Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this **25** day of **January**, 20**22**.

Notary's Signature Pamuela L. Wood

My Commission Expires: 2-7-2025

(seal)

Commonwealth of Pennsylvania - Notary Seal
PAMUELA L WOOD - Notary Public
Allegheny County
My Commission Expires February 7, 2025
Commission Number 1305462