Send Tax Statements To:
New Owner

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Anh Le
742 Ridgeview Court
Antioch, TN 37013

From Information Furnished By
The Parties

Map and Parcel 17301020700

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

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, the undersigned, **SHAWN B. DUNN, UNMARRIED**, has this day bargained and sold and does hereby transfer and convey unto, **ANH LE, A MARRIED MAN,** his heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

> Being all of Lot No. 7A, on the Plan of Lots 1 through 5 and 7 through 16, Zone Lot Division, Dreamland Estates Southeast, Section 3, as shown by plat and survey appearing of record in Plat Book 5200, page 649, as amended in Book 6250, page 282, of record in 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 Shawn B. Dunn, unmarried, by Quitclaim deed from Renovation Properties, LLC, a Tennessee Limited Liability Company, dated September 17, 2021, appearing of record in Instrument Number 20211101-0145903, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to Restrictive Covenants of record in Book 6376, page 121; and to any and all matters shown on said plat and survey of record in Plat Book 5200, page 649, as amended in Book 6250, page 282; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **ANH LE, A MARRIED MAN,** his heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2022 real property taxes which have been prorated between the parties and are assumed by the Grantee.

Karen Johnson Davidson County
Batch# 827333 DEEDWARR
03/23/2022 02:20:30 PM 5 pgs
Fees: $28.00 Taxes: $943.50
20220323-0033540

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 14th day of March, 2022.

SHAWN B. DUNN

STATE OF FLORIDA)
)
COUNTY OF _____)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **SHAWN B. DUNN,** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that he executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in _____, Florida, this the 14th day of March, 2022.

See Attached
NOTARY PUBLIC
My Commission Expires:

A F F I D A V I T

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $255,000.00, 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 14th day of March, 2022.

See Attached
NOTARY PUBLIC
My Commission Expires:

FLORIDA INDIVIDUAL ACKNOWLEDGMENT
F.S. 117.05(13)

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me by means of

☒ Physical Presence,

— OR —

☐ Online Notarization,

this 14th day of March, 2022, by
Date *Month* *Year*

Shawn B. Dunn.
Name of Person Acknowledging

Pilar J Williams
Signature of Notary Public — State of Florida

Pilar J. Williams
Name of Notary Typed, Printed or Stamped

☐ Personally known

☑ Produced Identification

Type of Identification Produced: FLDL

Place Notary Seal Stamp Above

PILAR J WILLIAMS
Commission # GG 338011
Expires September 23, 2023
Bonded Thru Budget Notary Services

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: No Date Number of Pages: 2

Signer(s) Other Than Named Above: None

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FLORIDA JURAT
FS 117.05(13)

State of Florida

County of Escambia

Sworn to (or affirmed) and subscribed before me by means of

☒ Physical Presence,

— OR —

☐ Online Notarization,

this 14th day of March, 2022, by
Day *Month* *Year*

Shawn B. Dunn.
Name of Person Swearing or Affirming

Pilar J Williams
Signature of Notary Public — State of Florida

Pilar J. Williams
Name of Notary Typed, Printed or Stamped

PILAR J WILLIAMS
Commission # GG 338011
Expires September 23, 2023
Bonded Thru Budget Notary Services

☐ Personally Known

☑ Produced Identification

Type of Identification Produced: FLDL

Place Notary Seal Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Affidavit - Warranty Deed

Document Date: March 14, 2022 Number of Pages: 2

Signer(s) Other Than Named Above: None

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Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 3|14|2022

Affiant Signature

3|14|2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 14th day of March, 2022.

Notary Signature

My Commission Expires: 9-2-2024

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON