WARRANTY DEED

LINDSAY B. BLAKELY NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 09/02/2024 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

DM-VRES-22-1430B

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 830053 **DEEDWARR**
03/28/2022 02:57:49 PM 2 pgs
Fees: $13.00 Taxes: $888.00

20220328-0035712

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Aben Eubanks	**Churchill Mortgage Corporation**	
(NAME)	(NAME)	**072 11 0 498.00**
~~**1430B Litton Ave B**~~ 10926 Moorpark St	**1749 Mallory Lane, Suite 100**	
(ADDRESS) Unit 1	(ADDRESS)	
Nashville, TN 37216 N. Hollywood, CA 91602	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RODNEY DUNLAP, SR., GLORIA DUNLAP, AND DESIREE DUNLAP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ABEN EUBANKS, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2A on the Plan of Zone Lot Division Lots 1 and 2 Resubdivision of Lots 2 and 4 on the Plat of W. J. Myers Subdivision, of record in Book 6200, Page 211, as amended in Book 6200, Page 359, Register's Office for said county.

Said Lot No. 2A, which is a corner lot, fronts 59.36 feet on the westerly margin of Burns Street and fronts 23.69 feet on the Southerly margin of Litton Avenue, said frontage being joined by a curve having a length of 36.02 feet, and extends back 90.09 feet on the westerly line and 55.86 feet on the southerly line to a point of intersection.

Being the same property conveyed to Rodney Dunlap, Sr., Gloria Dunlap and Desiree Dunlap by Affidavit of Heirship from Bobby Dunlap, deceased, of record in Instrument No. 20211112-0150957, in the Register's Office for Davison County, Tennessee, dated October 1, 2021 and recorded on November 12, 2021. Desiree Dunlap n/k/a Desiree Dunlap Simpson. The above referenced property has never been the principle marital residence for any of the grantors.

This conveyance is subject to:
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Property taxes for 2022 and subsequent years, a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lot 1 & Lot 2 Resubdivision of Lots 2 & 4 on the Plat of W. J. Myers, as recorded in Plat Book 6200, Page(s) 359; .
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lots 2 & 4 on the Plat of W. J. Myers, as recorded in Plat Book 6200, Page(s) 211; .
- Rights of others in and to any party walls located on the subject property.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1430B Litton Ave B, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 23rd DAY OF MARCH, 2022.

Rodney Dunlap, Sr.

Gloria Dunlap

Desiree Dunlap Simpson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RODNEY DUNLAP, SR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GLORIA DUNLAP, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DESIREE DUNLAP SIMPSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212