Karen Johnson Davidson County
Batch# 848089 DEEDWARR
04/29/2022 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $11,470.00
20220429-0049813

ELIZABETH J. BARBOUR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2025

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,100,000.00.

Affiant

Subscribed and sworn to before me, this ~~15th~~ 13th day of April, 2022.

Notary Public

My commission expires: 1/6/2025

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Rocky D. Tannehill and Jean S. Tannehill	Same As Owner	144-00-0-098.00
6028 Hillsboro Pike		
Nashville TN 37215		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Fred Russell Harwell, Trustee of the Slim Dunkin Trust

(hereinafter called the "Grantor"), has bargained and sold, and by these presents do transfer and convey unto

Rocky D. Tannehill and Jean S. Tannehill, husband and wife

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Bancroft, of record in Plat Book 9700, Pages 326 and 327, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Fred Russell Harwell, Trustee of the Slim Dunkin Trust by Warranty deed from Martin P. Bennett and wife, Linda L. Bennett of record in Instrument No. 20141020-0096456 Register's Office for Davidson County, Tennessee, dated October 20, 2014 and recorded on October 20, 2014.

This is **improved** property known as **18 Bancroft Place, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 15th day of April, 2022.

Slim Dunkin Trust

Fred Russell Harwell, Trustee

Fred Russell Harwell, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Fred Russell Harwell, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is Trustee of the Slim Dunkin Trust and that as Trustee he is authorized by the Trust to execute the within instrument as its Trustee and further acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of April, 2022.

Notary Public
My Commission Expires: 1/6/2025

ELIZABETH J. BARBOUR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2025

Lenders Title Company File No. 22-000992-525

Tennessee Certification of Electronic Document

I, Patricia Nickell, 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 04-13-2022 (date of document).

Affiant Signature

04-13-2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13th day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

