Karen Johnson Davidson County
Batch# 866880 DEEDWARR
06/03/2022 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20220603-0064047

WARRANTY DEED

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF May, 20 22.

Eliza Whitfield
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristina L. Bigham	Kristina L. Bigham	
(NAME) 116 Madison Mill Dr.	(NAME) 116 Madison Mill Dr.	146-14-0-065.00
(ADDRESS) Nashville, TN 37135	(ADDRESS) Nolensville, TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BRAD DUNBAR AND TRACI DUNBAR, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KRISTINA L. BIGHAM, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 6 on the Plan of The Estates at Randor Lake of record in Plat at Instrument No. 20060112-0004786, 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 Brad Dunbar and Traci Dunbar, husband and wife, by Warranty Deed from Big Dog Properties, Inc., a Tennessee Corporation of record in Instrument No. 20210517-0065952 Register's Office for Davidson County, Tennessee, dated May 14, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 840 Otter Creek Road, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

Witness my hand this 26th day of May, 2022

BRAD DUNBAR

BY: DYLAN POTTER, ATTORNEY IN FACT

TRACI DUNBAR

BY: DYLAN POTTER, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 26th day of May, 2022, before me personally appeared Dylan Potter, to me known to be the person who executed the foregoing instrument on behalf of Brad Dunbar and Traci Dunbar and acknowledged that he executed the same as the free act and deed of Brad Dunbar and Traci Dunbar.

Witness my hand and official seal this 26th day of May, 2022

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

Commission expires: My Commission Expires November 26, 2022

Tennessee Certification of Electronic Document

I, Steven T. Mortis, 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 05/31/2022 ____ (date of ~~document~~).

Affiant Signature

05/31/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 31 day of May, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025