Karen Johnson Davidson County
Batch# 869372 DEEDWARR
06/10/2022 09:20:30 AM 4 pgs
Fees: $23.00 Taxes: $1,850.00
20220610-0066127

Name and Address of New Owner:
Gator Dunn, LLC
1595 Peerman Drive
Nashville, TN 37206

Send Tax Bills To:
Gator Dunn, LLC
1595 Peerman Drive
Nashville, TN 37206

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 083 14 0 274.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michelle Gentry, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Gator Dunn, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 374 on the Plan of the Edgefield Land Company's Third Subdivision, as of record in Book 57, Page 152, Register's Office for said County.

Said Lot No. 374 fronts 50 feet on the Northerly side of Boscobel Street, formerly Rothschild Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Leslie Dorothy Hunt, Administratrix of the Estate of Michelle Gentry*, by Letters of Administration, from the Estate of Michelle Gentry, dated January 26, 2022, Docket No. 21P2033, Circuit Court of Davidson County, Tennessee (Probate Division).

Being the same property conveyed to Michelle Gentry, unmarried, by Warranty Deed from Finis J. Glass and wife, Grace L. Glass, of record in Book 6777, Page 711, in the Register's Office of Davidson County, Tennessee, dated January 31, 1986 and recorded on February 05, 1986.

This is property also known as 1913 Boscobel St., Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of May, 2022.

Leslie Dorothy Hunt

Leslie Dorothy Hunt, Administratrix of the Estate of Michelle Gentry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of May, 2022, before me personally appeared Leslie Dorothy Hunt, Administratrix of the Estate of Michelle Gentry, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of May, 2022.



Notary Signature
My commission expires: 6-21-25

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $500,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

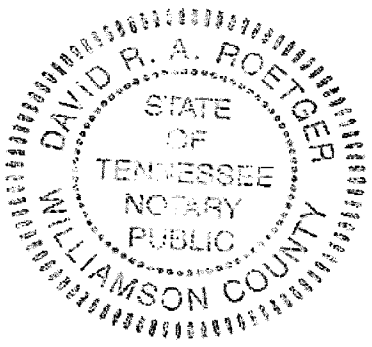
Leslie Dorothy Hunt

Leslie Dorothy Hunt, Administratrix of the Estate of Michelle Gentry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27th day of May, 2022.

Notary Signature
My commission expires: 6-21-25



Tennessee Certification of Electronic Document

I, Karla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 5.27.2022 (date of document).

Affiant Signature

5.27.2022

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 27th day of May, 2022.

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25