WARRANTY DEED

Karen Johnson Davidson County
Batch# 871476 DEEDWARR
06/14/2022 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,291.30
20220614-0067926

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/14/2024

(AFFIX SEAL)

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steve C. Dunlap	Steve C. Dunlap	
(NAME)	(NAME)	
107 Kennett Rd	107 Kennett Rd	07311003600
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(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 considerations, the receipt of which is hereby acknowledged, **we Thomas C. Fox and Janet Hall Fox, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Steve C. Dunlap and Jennifer R. Dunlap, husband and wife**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows:

Being Lot. 404 on the Plan of Sunset View, Section V, of record in Book 2854, Page 20, Register's Office for said County.

Said Lot No. 404 fronts 100 feet on the south side of Ridgeland Drive and runs back 201.9 feet on the West line and 209 feet on the East line to a dead line in the rear Which is a broken line on which it measures 46.7 feet. Being the same property conveyed to Curtis T. Allen by Warranty Deed from Freeda C. Dunlap, dated 06/02/2003 and recorded 06/10/2003, of record in Instrument 200306100079823, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas C. Fox and wife, Janet Hall Fox by Executor's Quitclaim Deed from Thomas C. Fox, Executor of the Estate of Curtis Tilly Allen, dated 05/16/2022 and recorded 05/17/2022, of record in Instrument 202205170056802, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 2854, Page 20, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 2752, Page 594, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2311 Ridgeland Drive, Nashville, TN 37214
(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 3rd day of June, 2022.

Thomas C. Fox

Janet Hall Fox

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas C. Fox and Janet Hall Fox, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3rd day of June, 2022.

Notary Public:
My Commission Expires: 3.8.2025

TRACEY THUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 June 3, 2022.

Tracey Trumphour
Affiant
Date: 6-3-22

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 3 day of June, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY