Karen Johnson Davidson County
Batch# 880911 DEEDWARR
06/29/2022 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,520.70
20220629-0075559

Prepared by:

Lincoln Title and Escrow, LLC
131 Donelson Pike
Nashville, TN 37214

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $411,000.00.

Affiant: Amanda Mapra

Subscribed and Sworn before me this 27th day of June, 2022.

Notary Public:
My commission expires:

KATELYNNE C. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCT. 2, 2023

ADDRESS or NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Jason Lyle Black Kenneth Lyle Black Janelle Ralph Black 2724 Airwood Drive Nashville, TN 37214	Mortgage300, a Corporation 2000 PGA Blvd. A Suite 3220 Palm Beach Gardens, FL 33408	095 12 0A 206.00

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, **Sonya R. Nave, unmarried kna Sonya R. Dunkum, married,**"the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jason Lyle Black, an unmarried man and Kenneth Lyle Black and Janelle Ralph Black, husband and wife, as joint tenants with rights of survivorship**, "the Grantee," the following described real estate in Davidson, TN:

BEING LOT NO. 32, ON THE PLAN OF LAKELAND, PHASE TWO, SECTION TWO, OF RECORD IN PLAT BOOK 7900, PAGE 103, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Sonya R. Nae, unmarried by Warranty Deed from Gil Smith, d/b/a Precision Homes, dated December 15, 1995, recorded December 22, 1995. of record in Book 9897, Page 622, Register's Office for Davidson County, Tennessee.

Lanny Dunkum joins in the conveyance for the express purpose of relinquising all his rights, title and interest to said property, marital or otherwise.

This is [**X**] improved [ ] unimproved property known as 2724 Airwood Drive, Nashville, TN 37214.

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters, referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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 June, 2022.

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters, referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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 ~~30th~~ 27th day of June, 2022

Sonya R. Naye kna Sonya R. Dunkum

Lanny Dunkum

STATE OF TENNESSEE
COUNTY OF Davidson

On this ~~30th~~ 27th day of June, 2022, before me personally appeared Sonya R. Naye kna Sonya R. Dunkum and Lanny Dunkum, husband and wife 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.

Witnessed before me this ~~30th~~ 27th day of June, 2022.

Notary

My Commission Expires: 5/20/26

TAMMY SHATTUCK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Tonya Loftin, 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 **June 27, 2022**.

Date

Tonya Loftin
Affiant Signature

June 29, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 29th day of June, 2022.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)