Karen Johnson Davidson County
Batch# 883544 DEEDWARR
07/05/2022 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $8,248.08
20220705-0076968

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,229,211.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 07/01/2022. NOTARY PUBLIC MY COMMISSION EXPIRES 12-18-22

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3877

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Laura A. MacKinnon, Trustee of The Laura A MacKinnon Revocable Trust dated October 14, 2015	New Owner	130-07-0-073.00
4010 Iroquois Avenue		
Nashville, TN 37205		

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,

Doug Dawson and Melinda Dawson, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Laura A. MacKinnon, Trustee of the Laura A. MacKinnon Revocable Trust dated October 14, 2015

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND 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 in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lots Nos. 221 and 222 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, of record in Book 421, Page(s) 102 and 103, Register's Office for said County and being shown as an unnumbered tract on the Northerly side of Iroquois Place on the Map of a re-subdivision of part of Royal Oaks, as of record in Plat Book 1424, Page 31, Register's Office for Davidson County described as follows:

Beginning at a point in the Northerly margin of Iroquois Place 375 feet East of the East margin of Lynwood Boulevard; thence Northerly 145 feet to a point, being a corner of the tract conveyed to Frances Orr Vance by deed of record in Book 1905, Page 604, said Register's Office, thence along said Vance's Easterly line, North 6 degrees 40 minutes East 130 feet, more or less, to a point; thence Easterly 115 feet, more or less, to a point at the Northwest corner of the property conveyed to Maurice J. Karr and wife, by deed of record in Book 1875, Page 3, said Register's Office; thence along Karr's West line, South 1 degrees West, 272.33 feet, more or less to the North margin of Iroquois Place; thence with the margin of said Westerly 140.1 feet to the beginning.

Being the same property conveyed to W. Kirby Davis Jr. and Ann Archer Davis, husband and wife by Warranty Deed from Elizabeth M. Weller, unmarried of record in Instrument No. 20151112-0114888, Register's Office for Davidson County, Tennessee, dated November 10, 2015 and recorded on November 12, 2015; being the same property conveyed to Doug Dawson and Melinda Dawson, husband and wife, by Warranty Deed from W. Kirby Davis, Jr. and wife, Ann Archer Davis, dated 09/03/2021, and recorded on 09/10/2021, in Instrument No. 20210910-0121445, in the Register's Office of Davidson County, Tennessee.

Property Address: 4010 Iroquois Avenue Nashville, TN 37205

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 4010 Iroquois Avenue Nashville, TN 37205

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on July 1, 2022.

Doug Dawson
Doug Dawson

Melinda Dawson
Melinda Dawson

STATE OF Texas

COUNTY OF collin

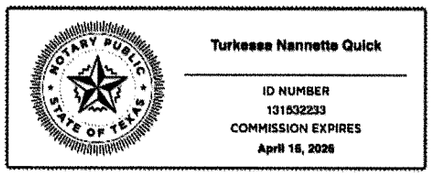
Personally appeared before me, **by audio-visual communication**, the undersigned, an online Notary Public for the State and County the aforesaid, Doug Dawson, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this July 1, 2022.

Notary Public, State of Texas

Notary Public Turkessa Nannette Quick

My Commission Expires 04/16/2026



STATE OF Texas

COUNTY OF collin

Notarized online using audio-video communication

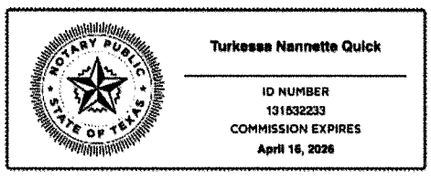
Personally appeared before me, **by audio-visual communication**, the undersigned, an online Notary Public for the State and County the aforesaid, Melinda Dawson, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this July 1, 2022.

Notary Public, State of Texas

Notary Public Turkessa Nannette Quick

My Commission Expires: 04/16/2026



File #: 2022-3877

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Notarized online using audio-video communication

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 July 1, 2022.

J. Carlton Drumwright

July 1, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 1, 2022.

Notary

My Commission Expires: 12/18/22

