THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220641468

Karen Johnson Davidson County
Batch# 884148 **DEEDWARR**
07/05/2022 12:06:05 PM 2 pgs
Fees: $13.00 Taxes: $2,664.00

20220705-0077351

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $720,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of July, 2022.

Notary Public
My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cody P. Stephenson and Adam B. Upton 339 Valeria Street Nashville TN 37210	New Owner	Tax Parcel ID No. 119 01 0 424.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Blake Dunn and Rebecca Marie Dunn, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Cody P. Stephenson and Adam B. Upton, Joints Tenants with Rights of Survivorship,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of W. G. Thuss Addition of record in Plat Book 332, Page 67, 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 William Blake Dunn and Rebecca Marie Dunn, Husband and Wife, by Quitclaim Deed from William Blake Dunn and Rebecca Marie Neenan, Now Known As Rebecca Marie Dunn, Husband and Wife, of record in Instrument No. 20171201-0122728, in the Register's Office for Davidson County, Tennessee, dated November 22, 2017 and recorded on December 01, 2017.

Being the same property conveyed to William Blake Dunn and Rebecca Marie Neenan, husband and wife, by Warranty Deed from TOJO Investments, LLC, a Tennessee limited liability company, of record in Instrument No. 20140723-0065522, in the Register's Office for Davidson County, Tennessee, dated July 22, 2014 and recorded on July 23, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W. G. Thuss Addition, as recorded in Plat Book 332, Page(s) 67.

This is improved property located at 339 Valeria Street Nashville, TN 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of July, 2022.

William Blake Dunn

Rebecca Marie Dunn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **William Blake Dunn and Rebecca Marie Dunn,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of July, 2022.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025