WARRANTY DEED

Karen Johnson Davidson County
Batch# 917656 DEEDWARR
09/16/2022 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20220916-0103535

Y-RA-22-115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 9/15/2026 (AFFIX SEAL)

VICTORIA CAMARENA STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christopher Dunbar	New Owner	
(NAME)	(NAME)	
115 Rosebank Avenue		**083-03-0A-001.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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 consideration, the receipt of which is hereby acknowledged, **ROBERT W. LARSON, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER DUNBAR, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. A, The 111 Rosebank Avenue Townhomes, as established under Declaration and Master Deed of record in Instrument No. 20080206-0012479, corrected by Scrivener's Affidavit recorded in Instrument No. 20080213-0014519, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said Unit.

Being the same property conveyed to Robert W. Larson , a single man by Warranty deed from Disney Bolin NKA Disney Petit, unmarried of record in Instrument No. 20190430-0039701 Register's Office for Davidson County, Tennessee, dated April 26, 2019 and recorded on April 30, 2019.

Robert W. Larson having since married. Subject property having never been said grantors primary or marital residence.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 141, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20071113-0133006, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20080206-0012479, corrected by Scrivener' s Affidavit of record in Instrument No. 20080213-0014519 , Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **115 Rosebank Avenue, Nashville, Tennessee 37206**.

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), their heirs and 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), 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/our hand(s) this the 13th DAY OF SEPTEMBER, 2022.

Robert W. Larson by Paul Hinman, Attorney-In-Fact

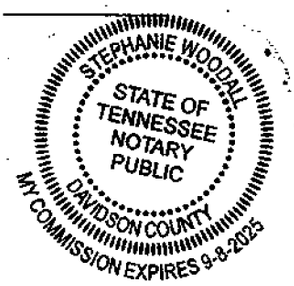
Power of Attorney filed of record in Instrument No. 202209160103534, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROBERT W. LARSON, and who acknowledged he/she/they executed the same as the free act and deed of the said ROBERT W. LARSON.

Witness my hand and official seal, this the 13th of September, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



Certificate of Authenticity

I, Joshua A. Terry, 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 9/13/2022.

Affiant Signature

9/16/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/16/2022.

Notary Public

My Commission Expires: 5-22-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON