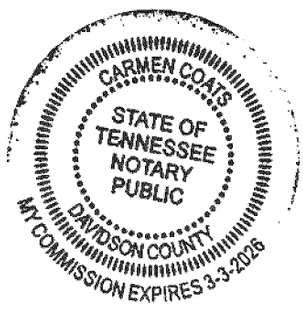
Karen Johnson Davidson County
Batch# 926141 DEEDWARR
10/05/2022 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20221005-0110006

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $700,000.00. Amanda Allen Affiant Subscribed and sworn to before me, this the 30th day of September, 2022. Carmen Coats Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Daphne Harding-Smith LLC	New Owner(s)	117-04-0-065.00
1800 Rosewood Avenue		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DAVID M. DUNLAP, ADMINISTRATOR OF THE ESTATE OF MARY BURTON DUNLAP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAPHNE HARDING-SMITH LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3-A on the Plan of Belmont Heights, Section "A", as of record in Book 2083, page 19, Register's Office for Davidson County. Said lot fronts 60 feet on the northerly side of Rosewood Avenue and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Johnny Hall Dunlap and wife, Mary Burton Dunlap by Warranty Deed from Clyde R. Hicks and wife, Virginia W. Hicks of record in Book 4181, page 926, Register's Office for Davidson County, Tennessee, dated October 16, 1967 and recorded on October 18, 1967.

Being the same property conveyed to Mary B. Dunlap by Quitclaim Deed from Johnny H. Dunlap, reserving a Life Estate Interest, of record in Instrument No. 20000301-0020205, Register's Office for Davidson County, Tennessee, dated January 13, 2000 and recorded on March 01, 2000.

Johnny H. Dunlap died on June 17, 2017, his Last Will and Testament duly probated by the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), under Docket No. 17P1146.

Mary B. Dunlap died on December 23, 2020, her Last Will and Testament duly probated by the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), under Docket No. 21P86.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1804 Rosewood Avenue, Nashville, TN 37212, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of September, 2022.

The Estate of Mary Burton Dunlap

By: David M. Dunlap Administrator
David M. Dunlap, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David M. Dunlap, Administrator, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Administrator of The Estate of Mary Burton Dunlap, deceased, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said estate for the purposes therein contained.

Witness my hand and seal this 30th day of September, 2022.

Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 10/5/2022 ____ (date of document).

Affiant Signature

10/5/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 5 day of October, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025