Karen Johnson Davidson County
Batch# 943233 DEEDWARR
11/21/2022 10:32:58 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20221121-0123081

Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 091 07 0 268.00

WARRANTY DEED

Property Address & New Owner:	*	Mail Tax Statement to:
MONA LISA DUNN, Trustee of the	*	Mona Lisa Dunn
MONA LISA DUNN REVOCABLE	*	4808C Michigan Avenue
LIVING TRUST	*	Nashville, TN 37209
4808C Michigan Avenue	*	
Nashville, TN 37209	*	

The GRANTOR, **MONA L. DUNN, unmarried**, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, convey, and confirm the below-described property to:

MONA LISA DUNN, Trustee of the MONA LISA DUNN REVOCABLE LIVING TRUST, dated November 9, 2022

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot Nos. 719 of Block 108 on No.1 Plan of West Nashville of record in Plat Book 57, Page 74 and 75, 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 MONA L. DUNN, unmarried, by Warranty Deed of record at Instrument Number 20151023-0107988 in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustee or any Successor Trustees and assigns in fee simple forever.

The Grantor does hereby covenant with said Trustee or any Successor Trustees that she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; and that she warrants and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEE OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 9th Day of November, 2022, by the undersigned.

Mona L. Dunn

MONA L. DUNN

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **MONA L. DUNN**, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 9th Day of November, 2022.

NOTARY PUBLIC

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires: _____

My Comm. Exp. 01-19-2025

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(C)(vi).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

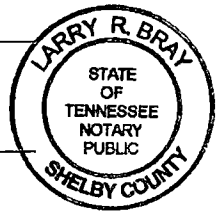
Klara Rosa

AFFIANT

Subscribed and sworn to before me this 9th Day of November, 2022.

NOTARY PUBLIC

My Commission Expires: _____



My Comm. Exp. 01-19-2025