23635
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 977069 DEEDWARR
03/06/2023 08:58:58 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20230306-0015635

WARRANTY DEED

Address New Owner(s):
Edward B. Dunning etux
436 West Bend Drive
Nashville, TN 37209

Send Tax Bills to:
Edward B. Dunning
721 Richfield Drive
Nashville, TN 37205

Map/Parcel: 091 13 0 212.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Raymond Guy Dunning, a single person**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all my/our interest unto **Edward B. Dunning and Margaret S. Dunning, husband and wife** , hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 9 of Block "L" on the Map of First Section, of Crolywood Subdivision of record in Plat Book 1130 page4 65 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 Raymond Guy Dunning, a single person, by Warranty Deed from Edward B. Dunning and Margaret S. Dunning, husband and wife, filed at Instrument No. 20150729-0074775, Register's Office for Davidson County, Tennessee, dated July 24, 2015, and filed on July 29, 20915.

This conveyance is subject to: Taxes for 2023 and subsequent years; plat of record in Book 1130, page 65 and any and all restrictions, easements and zoning regulations which may be applicable.

This is improved property known as: 436 West Bend Drive, Nashville, TN 37219

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, their heirs and assigns forever; and we do covenant with 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 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 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/our hand(s) as on the date shown on the Notary forms.

Raymond Guy Dunning

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Raymond Guy Dunning, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of March, 2023.

My Commission Expires:

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value of this transfer is $350,000.00

Affiant

Sworn to and subscribed before me, this 1st day of March, 2023.

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-3-2026