Karen Johnson Davidson County
Batch# 980267 DEEDQC
03/14/2023 08:33:37 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20230314-0018250

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $525,000.

Affiant

Subscribed and sworn to before me on this 4 day of March 2023.

Notary Public

My Commission Expires: 3/3/2025

NICOLAS PERENICH JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich, Attorney
237 Old Hickory Blvd., Ste. 102
Nashville, TN 37221

Address New Owner:	Send Tax Bills to:	Map/Parcel ID:
Raymond Guy Dunning and Fallon Marie Dunning 530 Clematis Drive Nashville, TN 37205	New Owner	115 06 0 103.00

Personal Representative's Deed

For and in consideration of the sum of Ten ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, Edward Brian Dunning, Individually and as Personal Representative for the Estate of Elizabeth W. Dunning (appointed in Probate Court Case number 23P-130, Seventh Circuit Court for Davidson County, Tennessee, Probate Division), Rebecca Diane Dunning, Raymond Mark Dunning, and Joy Elizabeth Dunning hereinafter called the Grantor(s), has bargained and sold and hereby remises, releases and forever quitclaims unto **Raymond Guy Dunning and wife, Fallon Marie Dunning**, hereinafter called the Grantee, their heirs, successors and assigns, all her right, title and interest in a certain parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 37 on the Plan of West Meade Estates, Section V, as of record in Book 3106, Page 73, Register's Office for said County.

Said Lot No. 37 fronts 195 feet on the easterly side of Clematis Drive and runs back between lines 225.0 feet on the northerly line and 336.4 feet on the southerly line to a dead line in the rear on which it measures 164.2 feet.

Being the same property conveyed to Edward G. Dunning and wife, Elizabeth W. Dunning from Wesley Kinser, III and wife Carol Ann Kisner, of record in Book 3989, Page 306, Davidson County Register of Deeds. The said Edward G. Dunning died prior to Elizabeth W. Dunning.

This is improved property, known as **530 Clematis Drive., Nashville, TN 37205.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on the date below.

Edward Brian Dunning — 3/4/23

Edward Brian Dunning, Individually and as Personal Representative of the Estate of Elizabeth W. Dunning — Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Edward Brian Dunning**, with whom I am personally acquainted, or who presented sufficient proof of identity, and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 4 day of March, 2023.

Notary Public

NICHOLAS PERENICH, JR — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

My Commission Expires: 3/3/2025

Rebecca Diane Dunning /POA/ Edward Brian Dunning — 3/4/23

Rebecca Diane Dunning, by POA Edward Brian Dunning — Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Rebecca Diane Dunning by POA Edward Brian Dunning**, with whom I am personally acquainted, or who presented sufficient proof of identity, and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 4 day of March, 2023.

Notary Public

NICHOLAS PERENICH, JR — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

My Commission Expires: 3/3/2025

Raymond Mark Dunning by POA Edward Brian Dunning 3/4/23
Raymond Mark Dunning by POA Edward Brian Dunning Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Raymond Mark Dunning by POA Edward Brian Dunning**, with whom I am personally acquainted, or who presented sufficient proof of identity, and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 4 day of March, 2023.

Notary Public

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/3/2025

Joy Elizabeth Dunning 3/4/2023
Joy Elizabeth Dunning Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Joy Elizabeth Dunning**, with whom I am personally acquainted, or who presented sufficient proof of identity, and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 4 day of March, 2023.

Notary Public

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/3/2025