Karen Johnson Davidson County
Batch# 984444 DEEDWARR
03/24/2023 11:25:47 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20230324-0021520

WARRANTY DEED

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
R. Akin, Mockingbird Title & Escrow Services, LLC, 1103 Holly Street, Nashville, TN 37206

File No.: 23-2-0247-TM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Amber Hope Nicole Vinson and Amy Marie Howard	Same as new owner	071-16-0-397.00
(NAME)	(NAME)	
1351 Rosedale Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Thousand And No/100 Dollars ($400,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ESTATE OF HOWARD DUNN AND LAKISHA C. BRADLEY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AMY MARIE HOWARD AND AMBER HOPE VINSON, A MARRIED COUPLE, HEREINAFTER CALLED THE GRANTEES, 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(s) 14, as shown on the map entitled Joy Gardens, of record in Plat Book 3842, Page 68, Register's Office for Davidson County, Tennessee.

Beginning at a point in the Westerly margin of Rosedale Avenue at the common dividing line between Lots

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM BR 23 1351

Nos. 14 and 15 on said Plan; thence Westerly along said dividing line 84.80 feet to a point; thence Southerly 98.27 feet to a point in the Northerly margin of Rosedale Court; thence Easterly along the Northerly margin of said Rosedale Court, 93.50 feet to the beginning of a curve; thence around said curve a distance of 39.27 feet to a point in the Westerly margin of Rosedale Avenue; thence Northerly along the Westerly margin of said Rosedale Avenue 74.75 feet to the point of beginning.

Being the same property conveyed to HOWARD DUNN, MARRIED MAN, by deed from SM MAZAHIR H. HAMADANI, A MARRIED MAN, of record in Instrument No. 20211008-0135783, dated October 4, 2021, said Register's Office. HOWARD DUNN, A/K/A HOWARD L. DUNN AND HOWARD LEE DUNN died testate on or about November 15, 2022. His estate is being probated in Docket No 22P2241 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

unimproved ☐
This is improved ☒ property, known as 1351 Rosedale Court, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 the 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 successors and representatives, to warrant and forever defend the title to the said land 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 our hands this 20TH day of MARCH, 2023.

Estate of Howard Dunn

BY: _____
Cathryn Armistead
Administrator

_____
Lakisha C. Bradley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Cathryn Armistead, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Administrator of the Estate of Howard Dunn, the within named bargainor, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

WITNESS my hand and seal, this 20TH day of March, 2023.

NOTARY PUBLIC: _____

My Commission Expires: 5/9/26

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20TH day of March 2023, before me, the undersigned, personally appeared Lakisha C. Bradley, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC _____

My Commission Expires: 5/9/26

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON