# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $407,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MARCH, 2023

Notary Public

MY COMMISSION EXPIRES

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

G-VRES-23-2313

Karen Johnson Davidson County
Batch# 987812 DEEDWARR
04/03/2023 01 08.51 PM 2 pgs
Fees $13 00 Taxes $1,505 90

20230403-0024010

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP / PARCEL NUMBER (S) |
|---|---|---|
| Joshua K. Dunn | SWBC Mortgage Corporation | |
| (NAME) | (NAME) | 119-01-0-474 00 |
| 2313 Foster Ave | 9311 San Pedro Ave., Ste. 100 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37210 | San Antonio, TX 78216 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JESSICA LEE DAVIS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSHUA K. DUNN, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Tract I

Land in Davidson County, Tennessee, being Lot No 27 of Block 21 on the Plan of Overhill City and W H Fox Subdivision of Blocks 14, 15, 16, 20, 21, 29 and 30 of record in Book 332, page 21, Register's Office for said County

Said Lot No 27 fronts 56 feet on the Westerly margin of Foster Avenue and extends back between parallel lines with the Southerly margin of Valeria Street, 150 feet to an alley

Tract II

Land in Davidson County, Tennessee, being the Northerly one half of Lot No. 26, of Block 21 on the Plan of Overhill City and W H Fox Subdivision of Blocks, 14, 15, 16, 20, 21, 29 and 30 of record in Book 332, page 21, Register's Office for said County

Said part of Lot No 26 fronts 25 feet more or less on the Westerly margin of Foster Avenue and extends back between parallel lines, 150 feet to an alley

Being the same property conveyed to Jessica Lee Davis, unmarried by Warranty deed from Robert Ellis Orrall by and through his attorney-in-fact, Sydney Klett as recorded in Instrument No 20220218-0019283 and Christine Leverone Orrall, husband and wife, by and through her attorney-in-fact, Sydney Klett as recorded in Instrument No 20220218-0019282, of record in Instrument No 20220218-0019284 Register's Office for Davidson County, Tennessee, dated February 14, 2022 and recorded on February 18, 2022.

This conveyance is subject to
- Taxes for the year 2023, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 21, Register's Office for Davidson County, Tennessee
- Subject to Urban Zoning Overlay of record as Bill No BI2000-364 as made applicable by Bill No BL2000-476, Metro Clerk's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as 2313 Foster Ave, Nashville, Tennessee 37210

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 land to the said GRANTEE(S), 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) this the 30th DAY OF MARCH, 2023

Jessica Lee Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSICA LEE DAVIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 30th of March, 2023

Notary Public
My Commission Expires:
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212