WARRANTY DEED

Prepared by·
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 996368 DEEDWARR
04/26/2023 11 44 39 AM 3 pgs
Fees $18 00 Taxes. $4,532 50

20230426-0030646

HOLLY WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,225,000 00

Katie Bradley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April, 2023

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

MST 2023-0189

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: NEW OWNER	MAP-PARCEL NUMBERS
William Dunn and Ansley K. Dunn		145 14 0 037.00
(NAME)	(NAME)	
1241 Jefferson Davis Dr		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Brenda Hagg, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Dunn and Ansley K. Dunn, husband and wife,** 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 No. 195 on the Plan of Tyne Valley Estates Section 10 of record in Plat Book 3700, Page 136, 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 Andreas Berlind and Laura Berlind, husband and wife by Warranty Deed from Susan S. Sullivan, unmarried of record in Instrument No. 20150202-0009447, Register's Office for Davidson County, Tennessee, dated January 30, 2015 and recorded on February 02, 2015.

Being the same property conveyed to William Allen Lloyd and Brenda Leigh Hagg, husband and wife by Warranty Deed from Andreas Berlind and Laura Berlind, husband and wife of record as Instrument Number 20211217-0167239, Register's Office for Davidson County, Tennessee, dated December 10, 2021 and recorded on December 17, 2021. The said William Allen Lloyd died on September 28, 2022 and said property vested to Brenda Leigh Hagg as the surviving tenant by the entireties.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable 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 3700, Page 136, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 4173, Page 193, in the Register's Office for Davidson County, Tennessee.

This property, known as 1241 Jefferson Davis Dr , Brentwood, TN 37027

(House Number) (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 heirs 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 my/our hand(s) this 24th DAY OF April, 2023

Brenda Leigh Hagg

Brenda Leigh Hagg

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal at office, this 24th day of April, 2023

Notary Public
My commission expires: ~~4/24/23~~ 3/23/27

(SEAL)

Amelia Swanson
State of Tennessee Notary Public
Williamson County