Karen Johnson Davidson County
Batch# 998505 DEEDWARR
05/02/2023 11 20 46 AM 2 pgs
Fees. $13 00 Taxes $2,608 50
20230502-0032432

THIS INSTRUMENT PREPARED BY
Music City Title & Escrow, Inc
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

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

File Number. 2023-04-474
Parcel ID 093 06 0A 220.00

Address New Owner:	Send Tax Bills To	Map-Parcel No..
Thomas P. Orr and Brenda R Orr 412 Commodore Point Destin, FL 32541	New Owner	Map/Parcel 093 06 0A 220.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Timothy C. Dunn and Paula T. Dunn, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Thomas P. Orr and Brenda R. Orr, husband and wife,,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 301 Demonbreun Street #1504, Nashville, TN 37201 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows·

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee known as Unit No 1504 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record in Instrument No 20080225-0018429, amended in Instrument No 20151203-0122000 and Instrument No. 20170324-0029048 and Instrument No 20181016-0102535, Register's Office for Davidson County, Tennessee. Master Deed for Encore, a Master Condominium of record in Instrument No 20080225-0018425, amended in Instrument No 2011104-0086473 and Instrument No 20111215-0018424 and Instrument No 20111215-0097929 said Register's Office

Being the same property conveyed to Timothy C Dunn and Paula Dunn, husband and wife by Warranty Deed from Gary Tyler Collins, married, of record in Instrument No. 20160418-0037119, Register's Office of Davidson County, Tennessee, dated April 15, 2016 and recorded on April 18, 2016.

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), his/her/their heirs and assigns forever, and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 1st day of May, 2023

Timothy Casey Dunn

Paula T Dunn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of May, 2023, before me personally appeared Timothy Casey Dunn and Paula T Dunn, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 1st day of May, 2023

Notary Signature
My commission expires 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn Code Ann Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 705,000 00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

AFFIANT

Sworn to and subscribed before me this 1 day of May, 2023

Notary Public
My commission expires _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-07-2026