Karen Johnson Davidson County
Batch# 1000655 DEEDWARR
05/08/2023 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $4,055.20
20230508-0034293

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,096,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF May, 2023

JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

MY COMMISSION EXPIRES: 8-20-2023.

(AFFIX SEAL)

MST 2023-0292

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:	MAP-PARCEL NUMBERS
Ryan Dunlap and Sarah Dunlap	**Legacy Home Loans, LLC dba Steadfast Mortgage**	
(NAME)	(NAME)	
721 Brindley Drive	**2 Cadillac Drive**	**146-03-0-005.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	**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, **Hallie V. McDavid, James Todd Von Hagen and Drais M. Von Hagen, Trustees of The Arnold & Sue Von Hagen Living Trust dated August 11, 2009 and Amended & Restated December 15, 2021,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan Dunlap and Sarah Dunlap, 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. 6 on the Plan of Creighton Meadows Addition, of record in Plat Book 3300, Page 90, 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 J. Arnold Von Hagen and wife, Sue Mixon Von Hagen by Warranty Deed from Billy B. Knight and wife, Anita H. Knight of record in Book 6542, page 500, Register's Office for Davidson County, Tennessee, dated April 22, 1985 and recorded on April 26, 1985.

Being the same property conveyed to J. Arnold Von Hagen and/or Sue M. Von Hagen, Trustees of The Arnold & Sue Von Hagen Living Trust, established by the Revocable Trust Agreement of J. Arnold Von Hagen and Sue M. Von Hagen, dated August 11, 2009, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary by Warranty Deed from Arnold Von Hagen and Sue M. Von Hagen of record in Instrument No. 2009814-0076622, Register's Office for Davidson County, Tennessee, dated August 11, 2009 and recorded on August 14, 2009.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Easements or claims of easements not shown by the Public Record. 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 3300, Page 90, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 3465, Page 196, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement of record in Book 7726, Page 242, in the Register's Office for Davidson County, Tennessee.

This property, known as 721 Brindley Drive, Nashville, TN 37220
(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.

The Arnold & Sue Von Hagen Living Trust dated August 11, 2009 and Amended & Restated December 15, 2021

Hallie V. McDavid, Trustee
Hallie V. McDavid, Trustee

James Todd Von Hagen, TRUSTEE
James Todd Von Hagen, Trustee

D. M. Von Hagen, TRUSTEE
Drais M. Von Hagen, Trustee

STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, personally appeared **Hallie V. McDavid, James Todd Von Hagen and Drais M. Von Hagen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themselves to be the Trustees of **The Arnold & Sue Von Hagen Living Trust dated August 11, 2009 and Amended & Restated December 15, 2021**, the within named bargainor, as Trustees, and **Hallie V. McDavid, James Todd Von Hagen and Drais M. Von Hagen**, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust, themselves as Trustees of said Trust.

Witness my hand and official seal at office, this 8th day of May 2023.

Amelia Swanson State of Tennessee Notary Public Williamson County

Notary Public
My commission expires: 3/23/2027

True Copy Certification

I, **Kaz Arbogast,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 8th day of May, 2023.

Affiant Signature
Date 05/08/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 8th day of May, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON