WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES 07/02/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/02/2024

BS-HT-23-2208

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)
Ora et Labora, LLC	**New Owner**	
(NAME) **214 2nd Ave N**	(NAME)	**070-08-0-117.00**
(ADDRESS) **Nashville, TN 37201**	(ADDRESS)	
(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, **DANNY DEWAYNE DUNLAP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ORA ET LABORA, LLC,** 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

Land situated in Davidson County, Tennessee

Being Lot No 53 and 54, on the map of Free Silver Plan, as shown on plat of record in Plat Book 161, Page 76, in the Register's Office of Davidson County, Tennessee

Said Lot Nos 53 and 54 front 25 feet each on the South side of Gaines Street, and run back between parallel lines 125 feet to an alley

Being the same property conveyed to Danny Dewayne Dunlap by Quitclaim deed from Bobbie Jean Ellis of record in Instrument No 20090514-0044322 Register's Office for Davidson County, Tennessee, dated April 15, 2009 and recorded on May 14, 2009

This conveyance is subject to
- Taxes for the year 2023
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 76, Register's Office for Davidson County, Tennessee
- Easement for access to well and pump of record in Book 3785, Page 216, in the Register'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 **2208 Gains St, Nashville, Tennessee 37207**

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

Karen Johnson Davidson County
Batch# 1009245 **DEEDWARR**
05/31/2023 09 42 26 AM 2 pgs
Fees $13.00 Taxes $370 00

20230531-0040834

Witness my/our hand(s) this the 26th DAY OF MAY, 2023

Danny Dewayne Dunlap

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANNY DEWAYNE DUNLAP, 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 26th of May, 2023

Notary Public
My Commission Expires 1-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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