Karen Johnson Davidson County
Batch# 1023566 DEEDWARR
07/07/2023 09 22 56 AM 2 pgs
Fees $13 00 Taxes $4,995 00
20230707-0051926

This Instrument Prepared by & Return to
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Earl H. Dunn, Jr. 3619 Whitland Avenue Nashville, TN 37205	Earl H. Dunn, Jr. 3619 Whitland Avenue Nashville, TN 37205	104090-235.00

THIS INDENTURE, made this 6th day of July 2023 between

John L. Manning, IV and wife, Margaret G. Manning

of Montgomery County, Tennessee, hereinafter referred to as **Grantor**, and

Earl H. Dunn, Jr., unmarried

of Davidson County Tennessee, hereinafter referred to as **Grantee**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 14 and the Southwesterly corner of Lot No. 15 of Block J on the Map of Whitland Realty Company's Subdivision, as of record in Book 332, Page 141, Register's Office for said County, described as follows:

Beginning at a point, the Southeasterly corner of Whitland Avenue and Craighead Avenue; thence with the margin of Craighead Avenue, Southerly 45 feet more or less to the corner of Lots 13 and 14; thence with the line between said lots, easterly 180 feet to a corner of Lot 1 and 2; thence with the line between Lots 1 and 14 and along said line extended, northerly 185 feet more or less to the south margin of Whitland Avenue; thence with the margin of the same, southwesterly around a slight curve, 250 feet more or less to the point of beginning.

Being the same property conveyed to John L. Manning, IV and wife, Margaret G. Manning by Warranty Deed dated 7/12/2012 from Ruth M. Walker, unmarried and Patricia W. Pile, unmarried of record in Instrument Number 20120713-0061559, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 3619 Whitland Avenue, Nashville, TN 37205.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2023 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case July demand

IN WITNESS WHEREOF, the said Grantor hereunder sets their hand and seal the day and year first above written.

John L. Manning, IV

Margaret G. Manning

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, John L Manning, IV and Margaret G Manning, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 6th day of July 2023.

Notary Public
My Commission Exp: 5-3-27

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $1,350,000.

Affiant

Sworn to and subscribed before me, this 6th day of July 2023.

Notary Public
My Commission Exp: 5-3-27

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY