Send tax bills to:
SAMUEL DISMUKE
2426 UNDERWOOD STREET
NASHVILLE, TN 37208

Karen Johnson Davidson County
Batch# 1024768 DEEDWARR
07/11/2023 10:50:30 AM 4 pgs
Fees: $23.00 Taxes: $610.50
20230711-0052958

Name and address of new owner:
SAMUEL DISMUKE
2426 UNDERWOOD STREET
NASHVILLE, TN 37208

This instrument prepared by:
REGINALD HARRION, ATTORNEY AT LAW
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

Recordation Requested By/Return to:
EQUITY NATIONAL TITLE
317 IRON HORSE WAY
PROVIDENCE, RI 02908
File No. TNP23-461684

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

Map parcel number: 081 14 0 092.00

WARRANTY DEED

This Deed executed this 10 day of July 2023, for good consideration of **ONE HUNDRED SIXTY-FIVE THOUSAND AND 0/100 DOLLARS ($165,000.00),** I (We) **LAVETTE P. DUNHAM (DISMUKE), MARRIED** whose mailing address is 1100 PARIS AVENUE, NASHVILLE, TN 37204, hereby bargain, deed, and convey to **SAMUEL DISMUKE III, SINGLE** whose mailing address is 2426 UNDERWOOD STREET, NASHVILLE, TN 37208, the following described land in DAVIDSON County, to wit:

LAND in Davidson County, Tennessee, being Lot No. 29, on the Plan of Fisk Park, as shown on plat of record in Plat Book 2331, page 114, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same premises conveyed to Lavette P. Dunham (Dismuke) from Samuel L. Dismuke, Jr. by Quit Claim Deed dated July 1, 2019, and recorded July 1, 2019 in or Instrument No. 20190701-0064050 in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

APN: 081 14 0 092.00
Property Address: 2426 UNDERWOOD STREET, NASHVILLE, TN 37208
This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 10 day of July, 2023.

Lavette P. Dunham (Dismuke)
LAVETTE P. DUNHAM (DISMUKE)

STATE OF TN)
) SS.
COUNTY OF Davidson)

On this 10 day of July 2023, before me personally appeared **LAVETTE P. DUNHAM (DISMUKE)** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.
(Seal)

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Ella K. Butler
Notary Public
My Commission Expires: 07/09/2024

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $165,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Jeanette P. Dunham (Dismuke)
Signature of Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 10 day of July, 2023.

Ella K. Butler
Notary Public
My Commission Expires: 07/09/2024

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Certificate of Authenticity

I, Daniel Gomes, 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 7/10/2023.

Affiant Signature

7/11/2023
Date

State of Rhode Island

County of Providence

Sworn to and subscribed before me this 11 day of July, 20 23.

Notary's Signature

My Commission Expires: May 25, 2026
Date

Notary's Seal (if on paper)

KATERINA RODRIGUEZ
Notary Public-State of Rhode Island
ID# 768795
My Commission Expires
May 25, 2026