Karen Johnson Davidson County
Batch# 1033027 DEEDWARR
08/01/2023 01:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,287.23
20230801-0059352

Name and Address of New Owner:
Chirelle Yevette Lakine
134 Noel Cove Circle
Hermitage, TN 37076

Send Tax Bills To:
New Owner
134 NOEL COVE CIRCLE, HERMITAGE, TN 37076

This Instrument Prepared By:
Nikki Cunningham
Ready Now Title Services, LLC
131 Indian Lake Boulevard
Suite 100-B
Hendersonville, TN 37075.

Map & Parcel No: 086100B13400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Christopher Dunn**, a single man, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Chirelle Yevette Lakine**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Unit No. 134 on the Plan of Noel Cove Town Home of record in Plat Instrument No. 20030924-0141428, 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 Christopher Dunn by Quitclaim Deed dated April 6, 2020, from Paula Dunn, recorded June 16, 2020, in Instrument Number 20200616-0061804, in the Official Records of Davidson County, Tennessee. Being also the same property conveyed to Christopher Dunn and Paula Dunn, husband and wife by Warranty Deed dated February 26, 2019, from Opendoor Property C LLC, a Delaware Limited Liability Company, recorded March 1, 2019, in Instrument Number 20190301-0018835, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office for Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

This is Improved unimproved x property, known as 134 Noel Cove Circle Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

EFFECTIVE DATE OF THIS DEED IS: 7/31/2023

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of July, 2023.

Christopher Dunn, by
Robert Kaminski
Attorney-In-Fact (SEAL)
Christopher Dunn by Robert Kaminski, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 6th day of July, 2023, before me personally appeared Robert Kaminski, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Christopher Dunn, and who acknowledged that he executed the same as the free act and deed of Christopher Dunn.

Witness my hand, at office, this 27th day of July, 2023.

Notary Signature
My commission expires:

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under 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 $347,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert Kaminski

STATE OF TN
COUNTY OF SUMNER

Sworn to and subscribed before me this 27th day of July, 2023.

Notary Signature
My commission expires:

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

Certificate of Authenticity

I, Holly A Mason, 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 7/31/23.

Affiant Signature

7/31/23
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 31 day of July, 2023.

Notary's Signature

(Notary Seal)

My Commission Expires: 1-6-25