# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1052482 DEEDWARR
09/21/2023 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20230921-0074272

STATE OF VIRGINIA
COUNTY OF HENRICO

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES 3/31/2026
(AFFIX SEAL)

WILA VOLZ NOTARY PUBLIC REG. # 320330 MY COMMISSION EXPIRES 03/31/2026 COMMONWEALTH OF VIRGINIA

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| 604 Dunston Drive, LLC, a Tennessee Limited Liability Company | NEW OWNER | Parcel ID: 133 13 0 011.00 |
| (NAME) 604 Dunston Drive | (NAME) 850 Crescent Center Dr., Ste. 320 | |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) Franklin, TN 37067 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Misty Webb**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **604 Dunston Drive, LLC, a Tennessee Limited Liability Company**, 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. 661 on the Plan of Caldwell Hall, Section VII, as of record in Book 3300, Page 19, Register's Office for Davidson County, Tennessee.

Said Lot No. 661 fronts 80.26 on the northerly side of Dunston Drive and extends back 165 feet on the easterly line and 163.3 feet on the westerly line to a dead line in the rear measuring 63.8 feet thereon.

Being the same property conveyed to George W. Savage and wife, Dorothy S. Savage from Wilson P. Stevenson, Jr. by Warranty Deed dated June 10, 1975 and recorded on June 10, 1975 in Book 4920, Page 757, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Dorothy S. Savage from George W. Savage by Quitclaim Deed dated August 7, 1998 and recorded on August 13, 1998 in Book 11064, Page 23, Register's Office for Davidson County, Tennessee. The said Dorothy S. Savage having since died on or about January 28, 2022 and pursuant to Affidavit of

Heirship of record in Instrument No. 202309210074271, Register's Office for Davidson County, Tennessee, her sole heir at law being her daughter, Misty Webb.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 604 Dunston Drive, Nashville, TN 37211

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.

Witness our hands this 20th day of SEPTEMBER 2023

Misty Webb

STATE OF VIRGINIA
COUNTY OF HENRICO

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within-named Misty Webb, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal of office, this 20th day of September, 2023.

Notary Public

My Commission Expires: 3/31/2023

WILA VOLZ
NOTARY PUBLIC
REG. # 320330
MY COMMISSION EXPIRES
03/31/2026
COMMONWEALTH OF VIRGINIA

# Certificate of Authenticity

I, Nick Harris, 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 **September 20, 2023**.

Affiant Signature

**9/20/23**
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **20th** day of **September**, 20**23**.

Notary's Signature

My Commission Expires: _____

Date

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026