2023-1024

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1064730 DEEDWARR
10/25/2023 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20231025-0083619

File #23-PA-0156-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF October, 2023.

Notary Public

MY COMMISSION EXPIRES: 6/20/26

(AFFIX SEAL)

JILL SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

**THIS INSTRUMENT WAS PREPARED BY**
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Karen R. Dunne and Weston Dunne** | **New Owner** | |
| (NAME) | (NAME) | **136 07 0 148.00** |
| 150 Saxon Mist Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37217 | | |
| (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, **DAISY L. HUGHES, A SINGLE PERSON, AND PEGGY A. LACEWELL, A SINGLE PERSON, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KAREN R. DUNNE, AN UNMARRIED WOMAN AND WESTON DUNNE, AN UNMARRIED MAN** 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:

Being Lot No. 275 on the Plan of Section Five, Priest Lake Park, of record in Book 4460, Page 174-176, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description.

Being the same property conveyed to Daisy L. Hughes and Peggy A. Lacewell, as tenants in common with rights of survivorship, by Quitclaim Deed from Daisy L. Hughes, of record in Instrument No. 20230623-0047970, in the Register's Office of Davidson County, Tennessee, dated June 23, 2023 and recorded on June 23, 2023.

Being the same property conveyed to Daisy L. Hughes, by Quitclaim Deed from Daisy Mae Lacewell, of record in Instrument No. 20070214-0019015, in the Register's Office of Davidson County, Tennessee, dated February 01, 2007 and recorded on February 14, 2007.

Being the same property conveyed to Daisy Mae Lacewell, by Warranty Deed from James A. Guest and wife, Mary M. Guest, of record in Book 5318, Page 699, in the Register's Office of Davidson County, Tennessee, dated July 31, 1978 and recorded on August 01, 1978. Daisy Mae Lacewell and Daisy L. Hughes, being one and the same person.

This conveyance is subject to:
*County of Davidson for the year 2024 and beyond, not yet due and payable.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Five, Priest Lake Park, as recorded in Plat Book 4460, Page(s) 174-176.

*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4698, Page 969.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **156 Saxon Mist Drive, Nashville, TN 37217.**

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.

Witness my/our hand(s) this the 20th day of October, 2023.

Daisy L. Hughes by Peggy A. Lacewell, Attorney-In-Fact

Daisy L. Hughes by Peggy A. Lacewell, Attorney-In-Fact

Peggy A. Lacewell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 20th day of October, 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Peggy A. Lacewell, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Daisy L. Hughes for the purposes therein contained, and who further proved to me that she is the Attorney in Fact for Daisy L. Hughes, and is authorized by Daisy L. Hughes to execute this instrument on her behalf.

Witness my hand, at office, this 20th day of October, 2023.

C. Loy Carney
Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of October, 2023, before me personally appeared Peggy A. Lacewell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of October, 2023.

C. Loy Carney
Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

**RETURN TO:**
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

**Tennessee Certification of Electronic Document**

I, Blake Reynolds, 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 10/20/23 (date of document).

Affiant Signature

10/25/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25th day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON