WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-21899-DS

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QCBB-18587-23

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1088441 DEEDWARR
01/04/2024 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20240104-0000987

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of January 2024

NOTARY PUBLIC

My commission expires: 5-9-2026

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer McCoy, Trustee of the Dominick Investment Services Trust dated November 21, 2017 328 Riverstone Blvd. Nashville, TN 37214	Same address as new owner	096-02-0A-003-00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED NINETY FIVE THOUSAND AND 00/100 Dollars ($395,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RENEE D. DUNLAP, TRUSTEE OF THE PEGGY LANNING DEAN LIVING TRUST DATED DECEMBER 14, 2005**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, , **JENNIFER MCCOY, TRUSTEE OF THE DOMINICK INVESTMENT SERVICES TRUST DATED NOVEMBER 21, 2017**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 3 of The Bluffs at Cedarstone, a horizontal property regime, pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit B of the Master Deed of record in Instrument #20070625-0075380, as amended in Instrument #20070720-0086753, in Instrument #20120905-0080134, and in Instrument #20160208-0011939, Register's Office for said County, to which reference is hereby made for a more complete and accurate description, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Renee D. Dunlap, Trustee of the Peggy Lanning Dean Living Trust, dated December 14, 2005, from Wheelis Nova, LLC, a single member, Tennessee limited liability company, by Warranty Deed dated July 6, 2020 and recorded July 8, 2020 in Instrument #20200708-0073520, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: **804 Cedarstone Way, Nashville, TN 37214**

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

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 3rd day of January, 2024

GRANTOR(S)

the Peggy Lanning Dean Living Trust dated December 14, 2005

By: Renee D Dunlap
Renee D. Dunlap, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

On this 3rd day of January, 2024, before me personally appeared Renee D. Dunlap, Trustee of the Peggy Lanning Dean Living Trust dated December 14, 2005, 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 and seal, this the 3rd day of January, 2024.

Notary Public

Helen Ponchillia
Printed Notary Name

My commission expires: September 28, 2026

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 1/3/2024 (date of document).

Kirsten Virden

Affiant Signature

Date: 1/3/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of January, 2024.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

