Karen Johnson Davidson County
Batch# 1090914 DEEDWARR
01/12/2024 08:00:30 AM 3 pgs
Fees: $18.00 Taxes: $2,525.76
20240112-0002592

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$682,636.57**

Subscribed and sworn to before me this 11th day of January, 2023.

Notary Public **Affiant**
My Commission Expires: _____

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Steve Dunbar & June Henley-Dunbar **7147 Douglas Road** **Nashville, TN 37080**	Same as New Owner.	**014-00-0-070.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Ben the Builder, LLC, a Tennessee Limited Liability Company**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Steve Dunbar and June Henley-Dunbar, husband and wife**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land situated in the 14th Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by Hickerson and Hickerson Engineers, dated July 9, 1964, revised October 20, 1964 and revised May 31, 1965, as follows:

Beginning at a point 1110.0 feet on the Westerly margin of Douglas Road from the Northwest corner of Clarksville Highway and Douglas Road; thence North 80° 53' West a distance of 720.00 feet to a point; thence North 2° 00' West 140.00 feet to a point; thence South 81° 30' East 802.0 feet to a point in the Westerly margin of Douglas Road; thence along the Westerly margin of Douglas Road in a Southerly direction a distance of 152.0 feet to the point of beginning.

The property is subject to a certain 10' powerline easement as described in Deed of Ingress, Egress and Utility Easement of record in Instrument No. 20230810-0062135 more particularly described as follows:

Being a (10') powerline easement lying upon and across a tract of land conveyed to Ben the Builder, LLC in QCD-20230426 0030771 Register's Office for Davidson County, Tennessee, known as map 14, parcel 70 T.A.O.D.C.T., more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. No. 2095 dated 05/12/23 as follows:

Beginning at an existing iron pin in the westerly margin of Douglas Road, said pin being the northeast corner of the grantor's tract, and the most northeast corner of herein described easement; Thence with said margin S 30°30'37" W, 10.49' to a point; Thence now leaving said margin N 77°00'22" W, 525.00' to a point; Thence N 12°59'38" E, 10.00' to a point in the northerly line of said grantor; Thence with said northerly line S 77°00'22" E, 528.16' to the point of beginning.

Being a portion of the property conveyed to JUNE HENLEY-DUNBAR AND STEVEN DUNBAR, WIFE AND HUSBAND, by Warranty Deed from SERGEY YUR'EVICH DMITRIYEV AND INNA VLADIMIROVNA DMITRIYEV, HUSBAND AND WIFE, of record as Instrument No. 20211104-0147499, dated October 23, 2021, said Register's Office.

JUNE HENLEY-DUNBAR AND STEVEN DUNBAR, WIFE AND HUSBAND, further conveyed said property by Quitclaim Deed to BEN THE BUILDER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20230426-0030771, dated April 19, 2023, said Register's Office.

This is improved property known as: 7147 Douglas Road, Nashville, TN 37080.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 11th of January, 2023.

Courtney W Lee

Ben the Builder, LLC
By: Courtney W. Lee, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, Mary Birthright, a Notary Public in and for said County and State, **Courtney W. Lee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person to be an authorized agent of Ben the Builder, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that such authorized agent executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Company, Ben the Builder, LLC as an agent.

Witness my hand and seal, at Office in Greenbrier, Tennessee, on this 17th day of January, 2024.

Mary Birthright

Notary Public
My Commission Expires: _____

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **1/11/2024** [DATE].

AFFIANT SIGNATURE

1/11/2024
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **11th** day of **January**, 2024.

Notary Signature
My Commission Expires: 4/26/25
[SEAL]

