This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-2476-TC

Karen Johnson Davidson County
Batch# 1099137 DEEDWARR
02/08/2024 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $2,117.08
20240208-0008897

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $572,185.00.

Affiant

Subscribed and sworn to before me, this the 6th day of February, 2024.

Notary Public
My Commission Expires: 7-7-25

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Stephen Mason and Judith Mason 1014 Fairwin Avenue Nashville, TN 37216	SERVISFIRST BANK 2500 WOODCREST PLACE BIRMINGHAM, AL 35209	072 09 0 384.00

WARRANTY DEED

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 consideration, the receipt of which is hereby acknowledged, I, **Bonnie Lunn, a married woman,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Stephen Daniel Mason and Judith Margaret Mason, husband and wife**, 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. 69 on Map of Eskridge Subdivision Of Part Of The W.B. Franklin Property, as of record in Plat Book 547, Page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 69 fronts 60 feet on the Southerly side of Fairwin Avenue and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Thomas P. Lunn and wife, Bonnie L. Lunn, by Warranty Deed from James W. Smith and Linda J. Smith, of record in Book 6542, Page 672, in the Register's Office of Davidson County, Tennessee, dated April 26, 1985, and recorded on April 26, 1985. The said Thomas P. Lunn died on April 07, 2012, leaving Bonnie L. Lunn as surviving tenant by the entirety.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest.

This is improved property located at: **1014 Fairwin Avenue, Nashville, TN 37216**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of February, 2024.

GRANTOR:

Bonnie Lunn

STATE OF FLORIDA
COUNTY OF CHARLOTTE

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bonnie Lunn, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of February, 2024.

MICHAEL JUSTICE
Notary Public - State of Florida
Commission # HH 46839
My Comm. Expires Nov 28, 2027

Notary Public, Michael Justice
My Commission expires: 11-28-2027

In-person appearance

ID Type: Drivers License

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **February 6, 2024** (date of document).

Affiant Signature

February 8, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 8th day of February, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25