Karen Johnson Davidson County
Batch# 1102689 DEEDWARR
02/21/2024 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20240221-0011815

THIS INSTUMENT WAS PREPARED BY:
Key Title & Escrow
406 Frazier Avenue
Suite 110
Chattanooga, TN 37405

Name and Address of New Owner & Send Tax Bills To:	Map & Parcel No(s):
James Wayne Dunlap and Vesta Blanton Dunlap 5410 Mandarin Circle Chattanooga, TN 37343	Property I: 097-08-0-005.00

AFFIDAVIT OF VALUE

The actual consideration or value, whichever is greater for this transfer is $405,000.00

Affiant (Buyer or Agent)

Subscribed and sworn to before me, this 15th day of February, 2024

Margaret E. Fuery
Notary Public (Key Title Notary)
My commission expires: 05.17.27

MARGARET E. FUERY
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Erin Michael Carlisle and Emma Carlisle, a married couple**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **James Wayne Dunlap and Vesta Blanton Dunlap, husband and wife, as tenants by the entirety**, "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Section One, Lake Park, as of record in Book 4175, Page 134 and 135, Register's Office for said County, and described as follows:

Beginning at a point on the southerly margin of Lake Parkway, said point being the common point between Lot No. 7 and Lot No. 8 on said plan; thence, following the common boundary between Lot No. 7 and Lot No. 8 southerly 150.00 feet to a concrete monument; thence, South 15 degrees - 56 minutes West 131.97 feet to a point, said point being the common point between Lot No. 7 and Lot No. 9; thence, North 73 degrees - 05 minutes West 50.00 feet to a point, said point being the common point between Lot No. 7 and Lot No. 6; thence, following the common boundary between Lot No. 7 and Lot No. 6 North 222.68 feet to a point, said point being the common point between Lot No. 7 and Lot No. 6; thence, following the margin of Lake Parkway North 68 degrees - 00 minute East 120.00 feet to the point of beginning.

Subject to all matters shown on the Plan of record in Plat Book 4175, Page (s) 134 and 135, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 4429, Page 577, as amended in Book 4516, Page 751, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Subject to Charter of Lake Park Homeowner Association, Inc. of record in Book 9949, Page 538, in the Register's Office for Davidson County, Tennessee.

Subject to Charter of the Homeowner's Association of record in Book 4669, Page 746, in the Register's Office for Davidson County, Tennessee.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

Being the same property conveyed to Erin Michael Carlisle and Emma Carlisle, husband and wife by Warranty Deed from Mildred Stanfield, unmarried and widow of Thomas J. Stanfield, deceased of record in Instrument No. 20160914-0096631 Register's Office for

Davidson County, Tennessee, dated August 31, 2016 and recorded on September 14, 2016.

The following is for informational purposes:

Property Address:
4025 Lake Parkway
Section One, Lake Park, Lot # 7
Davidson County, TN

Parcel No.:
097-08-0-005.00

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the ~~15th~~ 13th day of February, 2024.

(SEAL)
Erin Michael Carlisle

(SEAL)
Emma Carlisle

STATE OF ~~TENNESSEE~~ Arizona
COUNTY OF ~~HAMILTON~~ Maricopa

On this 13th day of February 2024, before me personally appeared Erin Michael Carlisle and Emma Carlisle, 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 13th day of February, 2024.

Notary Signature
My commission expires: July 18th 2027

TONY D. KWAK
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 652689
Expires July 18, 2027

202402210011815

Tennessee Certification of Electronic Document

I, Margaret E. Fuery, 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 **2/13/2024** (date of document).

Margaret E. Fuery
Affiant Signature

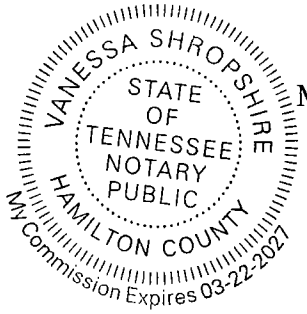
2/21/2024
Date

State of Tennessee

County of Hamilton

Sworn to and subscribed before me this **21st** day of **February**, 2024.

Notary's Signature



MY COMMISSION EXPIRES: 3-22-27