This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$380,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20249003	Affiant Sworn to and subscribed before me this 16th day of February, 2024. Notary Public My Commission Expires: 9.21.27
After Recording Return To The Above.	

LAURA D. PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1103378 DEEDWARR
02/21/2024 04:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20240221-0012020

THIS INDENTURE, made this 16th day of February, 2024, among:

GATOR DUNN, LLC,

A TENNESSEE LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

ELIZABETH C. SMITH-EDWARDS AND BRIA Z. SMITH-EDWARDS
Married

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Twin Lawn Subdivision, as of record in Book 2331, page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gator Dunn, LLC, a Tennessee Limited Liability Company by Warranty Deed from Patricia B. Lister, a married woman, dated June 30, 2023, of record in Instrument No. 20230630-0050341, Register's Office for Davidson County, Tennessee.

This property being known as 2902 Lakeland Drive, Nashville, TN 37214.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower

therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Gator Dunn, LLC, a Tennessee limited liability company

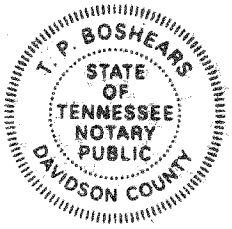
BY: _____
Wyatt Tiffany, Member

BY: _____
Audrey Tiffany, Member

State of Tennessee
County of WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Wyatt Tiffany and Audrey Tiffany*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the ***Members*** of ***Gator Dunn, LLC*** the within named bargainor, and that he/she as such ***Members*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself/herself as its ***Members.***

Witness my hand and official seal this 16th day of February, 2024.



_____
Notary Public
My Commission Expires: 3/9/27

Owner Name & Property Address:

Name: Elizabeth C. Smith-Edwards and Bria Z. Smith-Edwards
Address: 2902 Lakeland Drive
City, State, Zip: Nashville, TN 37214

Responsible Party For Taxes:

Name: Mortgage Investors Group
Address: 8320 East Walker Springs Lane Ste 200
City, State, Zip: Knoxville TN 37923

Tax ID: 096-10-214.00

$3.60 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or 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 2-16-24.

Kim Rogers
Affiant
Date: 2-16-24

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 16 day of February, 2024

Liz Davis
Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY