Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GP-24-4123

# WARRANTY DEED

Karen Johnson Davidson County
Batch # 1111273 DEEDWARR
03/14/2024 10:49:42 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20240314-0017703

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 4TH DAY OF DECEMBER,

NOTARY PUBLIC

MY COMMISSION EXPIRES

RACHEL WILSON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 23-3049LA

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Mary Katelyn Jernigan | Movement Mortgage | 175 02 0G 035.00 |
| 4123 Saddlecreek Way | 8024 Calvin Hall Rd | |
| Antioch, TN 37013 | Indian Land, SC 29707 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**MARK T. DUNHAM AND MEREDITH I. DUNHAM HUSBAND AND WIFE**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**MARY KATELYN JERNIGAN, A SINGLE PERSON**

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 all of Unit No. 6005, on the plan of Old Hickory Commons, Section Five, a Planned Unit Development, according to plat and survey appearing of record on Exhibit showing in Instrument Number 20190502-0040940 and amended in Instrument Number 20190502-0040941, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of location and description of said lot.

Being the same property conveyed to Mark Thomas Dunham and Meredith I. Dunham, Husband and Wife, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, of record in Instrument No 20200316-0028756, in the Register's Office of Davidson County, Tennessee, dated March 05, 2020 and recorded on March 16, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

(1) Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq (2) Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070920-0112646, as amended in Instrument Nos. 20071213-0143334; 20080317-0026338; 20080710-0071087; 20101222-0101832; 20130322-0028759; 20140207-0011094; 20170602-0055284, 20190502-0040941 and 20201120-0136581 and Supplemental recorded in Instrument

Nos. 20081117-0113467 and 20190502-0040940 and Fines recorded in Instrument No. 20201103-0128180. (3) Easement for Grant of Transmission Line, recorded in Book 2344, Page 432; Book 4425, Page 535 and Book 11124, Page 716. (4) Easement for Right of Way, recorded in Book 3570, Page 11. (5) Easement for Broadband Communication Services, recorded in Instrument No. 20161212-0130102. (6) Easement recorded in Instrument Nos. 20080709-0070604; 20081121-0114642 and 20100303-0016291.

This is Improved property known as 4123 Saddlecreek Way, Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. Wherever 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 as of the date signed below:

Mark T. Dunham — Date: 3.8.24

Meredith I. Dunham — Date: 11/27/23

**STATE OF TENNESSEE**

**COUNTY OF** Sumner

Personally appeared before me, a Notary Public of said County and State, MEREDITH I. DUNHAM, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at [illegible] Tennessee, this 27 day of November, 2023.

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 4-23-2024

Notary Public

My Commission Expires: April 23, 2024

**STATE OF TENNESSEE**

**COUNTY OF** Williamson

Personally appeared before me, a Notary Public of said County and State, MARK T. DUNHAM the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin Tennessee, this 8th day of March ~~2023~~ 2024

Notary Public

My Commission Expires: 9/29/24

LISA S. ALLARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

LISA S. ALLARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY