Name and Address of New Owner:
Eric Kyle Dunn
113 Warren Drive
Old Hickory, TN 3138

Send Tax Bills To:
~~New Owner~~ Fairway Independant Mtg. Corp.
4750 S. Biltmore Lane
Madison, WI 53718

This Instrument Prepared By:
Monarch Title, LLC
252 Jackson Meadows Drive
Suite 301
Hermitage, TN 37076

Map & Parcel No: 043-04-0-006.00

Karen Johnson Davidson County
Batch# 1115197 DEEDWARR
03/26/2024 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,215.08
20240326-0020955

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, **Bluebird Properties, LLC, a Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Eric Kyle Dunn, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Swinging Bridge Heights, of record in Book 2854, page 114, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bluebird Properties, LLC, from Erin Dias, Trustee of the 113 Warren Dr Trust, by Warranty Deed dated October 10, 2023 and recorded October 16, 2023 in Instrument #20231016-0080641, said Register's Office.

Being the same property previously conveyed to Erin Dias, Trustee of the 113 Warren Dr Trust by Warranty Deed from Jackie Wayne Azbill, dated 10/05/23 and recorded in Inst. Number 20231006-0078922, said Register's Office.

Being the same property previously conveyed to Lizzie Azbill by Warranty Deed from James Pepinski and William D. Mohr dated 8/8/16 and recorded in Inst. No. 20160810-0083181, said Register's Office. Lizzie Azbill died intestate and unmarried on 4/19/23 leaving Jackie Wayne Azbill as her sole heir at law. Reference made to Affidavits of Heirships of record in Inst. No. 20231006-0078920 and 20231006-0078921, Register's Office for Davidson County, Tennessee.

Property more commonly known as: 113 Warren Drive, Old Hickory, TN 37138.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 25th day of March, 2024.

Bluebird Properties, LLC, a Limited Liability Company

By: _____(SEAL)
Michael Harding

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Shannon ONeill of the state and county mentioned, personally appeared Michael Harding]with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be member of Bluebird Properties, LLC, the within named bargainor, a Limited Liability Company, and that as such member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as member.

Witness my hand and seal, at office in _____, this 25th day of March, 2024.

Notary Signature
Printed Name: Shannon ONeill
My commission expires: 11-16-2024

SHANNON ONEILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $328,400.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 25th day of March, 2024.

Notary Signature
My commission expires: 11/16/2024

SHANNON ONEILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Shannon O'Neill, 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 **March 25, 2024** (date of document).

Shannon O'Neill

March 25, 2024

Date

State of Tennessee
County of **Williamson**

Sworn to and subscribed before me this **25th** day of **March**, 2024.

Notary's Signature

My Commission Expires: 11/22/2025

Notary's Seal

TAHIRA J PYSZKA
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD