THIS INSTRUMENT WAS PREPARED BY Harpeth Escrow, LLC 117 Saundersville Road, Ste. 201 Hendersonville, TN 37075	STATE OF Tennessee COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is **$380,000.00**. Affiant Subscribed and sworn to before me, this 17th 22nd day of April, 2024. Notary Public My commission expires: _____

Karen Johnson Davidson County
Batch# 1126489 DEEDWARR
04/23/2024 03:49:30 PM 4 pgs
Fees: $23.00 Taxes: $1,406.00
20240423-0029341

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lorne Jaques and Olivia Jaques **3901 Augusta Drive** **Nashville, TN 37207**	New Owner	**059 11 0 088.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Ronald Gunn, Sr.**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Lorne Jaques and Olivia Jaques, husband and wife**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 449 on the Plan of Section III, Haynes Manor, as of record in Book 4175, Page 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to RONALD GUNN, SR., by Warranty Deed from VALDACE LEVARITY and EUGENE H. LEVARITY and MARGARET LEVARITY and JIMMIE MAE STEVENS and EMMA PETWAY, of record in Instrument No. 20220706-0077994, in the Register's Office for Davidson County, Tennessee, dated June 23, 2022, and recorded on July 6, 2022.

ROBERT L. WILSON died on April 4, 1995 and by Will, admitted to Probate as a muniment of title by Order of the Seventh Circuit Court for Davidson County, Tennessee, Case 22P-877, devised his interest in the within property to SARAH W. COLES. Said Will further devised to LILLIE MAE MOORE a right to live in the property under conditions which have since been forfeit, as shown by an Affidavit of Abandonment placed of record as Instrument No. 202207060077991, said Register's Office.

SARAH W. COLES died on August 11, 1983, having left no issue and survived by her husband JAMES E. COLES, as shown by an Affidavit of Heirship placed of record as Instrument No. 202207060077987, said Register's Office. JAMES E. COLES died, an

unmarried resident of the State of Massachusetts, on January 1, 1985. He devised the within property to HOWARD E. LEVARITY by his Will, admitted to Probate by order entered May 13, 1985 by the Probate and Family Court of Suffolk County, Masschusetts, Case 85P0038EIM, and further as a muniment of title by order of the Seventh Circuit Court for Davidson County, Tennessee, Case 22P- 876.

HOWARD E. LEVARITY subsequently died unmarried and intestate on July 9, 2016, survived by MARGARET LEVARITY, EUGENE H. LEVARITY, and VALDACE LEVARITY, as shown by an Affidavit of Heirship placed of record as Instrument No. 202207060077990, said Register's Office.

JIMMIE MAE STEVENS and EMMA PETWAY join this conveyance for the purpose of quitclaiming any interest they may have as the residual beneficiaries of the Will of ROBERT L. WILSON.

ROBERT L. WILSON subsequently conveyed the property to himself and SARAH W. COLES, as tenants by the entireties by a quitclaim dated May 4, 1978 and of record in Book 5284, Page 491. ROBERT L. WILSON and SARAH W. COLES were siblings and not spouses.

BEING the same property conveyed to ROBERT L. WILSON and wife MARTH LEE DOTSON WILSON and NANNIE B. DOTSON by deed from The CUMBERLAND BUILDERS, INC., dated March 12, 1969 and of record in Book 4316, Page 842, Register's Office for Davidson County, Tennessee. NANNIE B. DOTSON died unmarried and intestate, on December 15, 1975, survived by her only child, MARTHA LEE DOTSON WILSON. MARTHA LEE DOTSON WILSON died intestate on March 18, 1977 leaving no issue, her sole heir thus being her husband ROBERT L. WILSON.

202404230029341

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **3901 Augusta Drive, Nashville, TN 37207**.

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 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/our hand(s) this **17th day of April, 2024.**

Ronald Gunn SR

Ronald Gunn, Sr.

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 17th day of April, 2024, before me personally appeared Ronald Gunn, Sr., 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 17th day of April, 2024.

Jacqueline G Brown

Notary Signature
My commission expires: 11/3/25

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

HE-2024-103

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 April 17, 24 (date of document).

Jennifer L. Pennell

April 22, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 22 day of April, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

