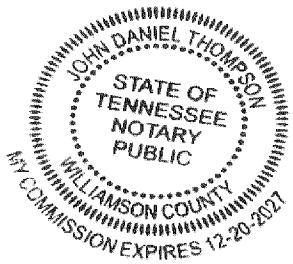
Karen Johnson Davidson County
Batch# 1152456 DEEDWARR
06/28/2024 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $2,216.30
20240628-0048800



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $599,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of June, 2024.

Notary Public

My commission expires: 12/20/27

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Anamilena Masso		**186-04-0A-144-00-CO**
7616 Kemberton Drive East	**New Owner**	
Nolensville, TN 37135		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Paul Dunn and Leshia Dunn, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Anamilena Masso, a married woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 266 on the Plan of Final Plat Burkitt Place Phase 2G, PUD of record in Plat at Instrument No. 200705140057216, and Instrument No. 20070628-0077531, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Paul Dunn and Leshia Dunn, husband and wife by Warranty Deed from Pamela S. Muse, unmarried of record in Instrument No. 20150825-0085779 Register's Office for Davidson County, Tennessee, dated August 20, 2015 and recorded on August 25, 2015.

This is improved property known as **7616 Kemberton Drive East, Nolensville, TN 37135.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 27th day of June, 2024.

Paul Dunn

Paul Dunn

Leshia Dunn

STATE OF GEORGIA
COUNTY OF Muscogee

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Paul Dunn and Leshia Dunn, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 27th day of June, 2024.

Alika E. Crowell Richardson

Notary Public
My Commission Expires: 05/24/2025

Lenders Title Company File No. 24-001475-524

ALIKA E CROWELL-RICHARDSON
Notary Public, Georgia
Muscogee County
My Commission Expires
December 28, 2025

Tennessee Certification of Electronic Document

I, Karla I Kard, 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 06/27/2024 (date of document).

Karla I Kard
Affiant Signature

06/27/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 27 day of June, 2024.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

