Karen Johnson Davidson County
Batch# 1164547 DEEDWARR
07/31/2024 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $3,459.50
20240731-0057971

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $935,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/15/27

(AFFIX SEAL)

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

B-RE-24-979

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alex Boliver and Elizabeth Boliver	New Owner	
(NAME)	(NAME)	**076-00-0-033.00**
979 Old Lebanon Dirt Rd		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RYAN MATTHEW DUNNEWOLD AND MEGAN HAGER DUNNEWOLD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEX BOLIVER AND ELIZABETH BOLIVER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, described as follows:

Beginning at an iron pin found at the southwest corner of the described property, said pin located on the North margin of Old Lebanon Dirt Road, 25' from its centerline and being the point of Beginning. Thence N 23°00'22" W, a distance of 389.64 feet to an iron pin set; thence N 57°06'50" W, a distance of 619.70 feet to an iron pin set; thence N 28°33'46" E, a distance of 54.52 feet to an iron pin found; thence N 28°33'46" E, a distance of 494.55 feet to an iron pin found on the South bank of Stoners Creek; thence N 28°33'46" E, a distance of 46.62 feet to the center of Stoners Creek; thence with said creek S 52°28'48" E, a distance of 262.52 feet; thence N 89°21'39" E, a distance of 72.42 feet; thence N 64°17'24" E, a distance of 149.95 feet; thence leaving said creek S 30°42'19" W, a distance of 82.79 feet to an iron pin found; thence S 30°42'19" W, a distance of 239.06 feet to an iron pin set; thence S 12°12'09" E, a distance of 203.36 feet to an iron pin set; thence S 38°54'10" E, a distance of 111.97 feet to an iron pin set; thence S 15°32'53" E, a distance of 572.76 feet to an iron pin found on the North margin of Old Lebanon Dirt Road; thence with said North margin S 84°06'57" W, a distance of 59.48 feet; thence S 86°58'41" W, a distance of 71.29 feet to the point of beginning; said described tract containing 8.91 acres, more or less.

Being the same property conveyed to Ryan Matthew Dunnewold and Megan Hager Dunnewold, husband and wife by Warranty deed from Joyce Neva Malone, unmarried of record in Instrument No. 20180723-0071624 Register's Office for Davidson County, Tennessee, dated July 17, 2018 and recorded on July 23, 2018.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Easement of record in Book 7158, Page 685, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Book 10207, Page 256, in the Register's Office for Davidson County, Tennessee.
- Joint Driveway Agreement of record in Instrument Number 20180706-0068876, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **979 Old Lebanon Dirt Rd, Hermitage, Tennessee 37076**.

Witness my/our hand(s) this the 25 DAY OF JULY, 2024.

Ryan Matthew Dunnewold by Holli Hager
Ryan Matthew Dunnewold by Holli Hager, Attorney in Fact

Megan Hager Dunnewold by Holli Hager
Megan Hager Dunnewold by Holli Hager, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOLLI HAGER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of RYAN MATTHEW DUNNEWOLD AND MEGAN HAGER DUNNEWOLD, and who acknowledged he/she/they executed the same as the free act and deed of the said RYAN MATTHEW DUNNEWOLD AND MEGAN HAGER DUNNEWOLD.

Witness my hand and official seal, this the 25th of July, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Joshua A. Terry, 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 7/25/24.

Affiant Signature – Joshua A. Terry

7/29/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/29/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27