Karen Johnson Davidson County
Batch# 1198521 DEEDWARR
10/30/2024 08:50:30 AM 4 pgs
Fees: $23.00 Taxes: $11,285.00
20241030-0083304

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

ADDRESS NEW OWNER	**SEND TAX BILLS TO**	**MAP/PARCEL**
3430 Hampton, LLC 3423 Hampton Avenue Nashville, TN 37215	new owner	117-06-0-062.00

WARRANTY DEED

38280

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MARK T. DUNKERLEY, TRUSTEE OF THE NANCY & ROBERT DUNKERLEY, JR. LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF ROBERT C. DUNKERLEY, JR., AND NANCY B. DUNKERLEY DATED AUGUST 4, 2021** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **3430 HAMPTON, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantee" herein), its successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in the 24th Civil District of Davidson County, Tennessee, being part of Lots Nos. 10 and 11 on the Plat of Hillsboro Heights, not of record, described according to a survey made by W. B. Southgate, Engineer, May, 1910, as follows:

Beginning at a point in the northerly margin of Hampton Avenue at a point 1794 feet west of the center line of 23rd Avenue South, said point being 8 feet west of the southwest corner of property conveyed to James C. Terry and wife, by deed from Loiette Hampton Hume, et al, as of record in Book 1181, page 117, Register's Office for said county; thence with the northerly margin of Hampton Avenue, Westwardly 172 feet to a point, said point being the southeast corner of property conveyed to Sam L. Cook and wife, by deed from Robert E. Dunn, Jr., and wife, as of record in Book 1142, page 97, said Register's Office; thence Northwardly with the said Sam L. Cook line 347.4 feet to a point; thence Eastwardly 172 feet to a point 8 feet west of the northwest corner of the James C. Terry property above mentioned, thence Southwardly 347.4 feet more or less, to the point of beginning.

Being the same property conveyed to NANCY B. DUNKERLEY AND ROBERT C. DUNKERLEY, JR., TRUSTEES OF THE NANCY B. DUNKERLEY LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF NANCY B. DUNKERLEY, DATED AUGUST 30, 2007, by deed from NANCY B. DUNKERLEY, of record as Instrument No. 20071002-0116991, dated August 30, 2007, and corrected as Instrument No. 200803110024543, dated March 4, 2008, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to MARK T. DUNKERLEY, TRUSTEE OF THE NANCY & ROBERT DUNKERLEY, JR. LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF ROBERT C. DUNKERLEY, JR., AND NANCY B. DUNKERLEY DATED AUGUST 4, 2021, by quitclaim deed from NANCY B. DUNKERLEY AND ROBERT C. DUNKERLEY, JR., TRUSTEES OF THE NANCY B. DUNKERLEY LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF NANCY B. DUNKERLEY, DATED AUGUST 30, 2007, of record in

Instrument No. 20210813-0109808, dated August 4, 2021, said Register's Office. NANCY B. DUNKERLEY ALSO KNOWN AS NANCY HAYES BURRESS DUNKERLEY having since died on or about October 20, 2023 and ROBERT C. DUNKERLEY ALSO KNOWN AS ROBERT CURRIN DUNKERLEY, JR., having since died on or about February 2, 2024.

This is improved property known as: 3430 Hampton Avenue, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, its successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind itself, its heirs and assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2024 real property taxes and any easements, covenants and restrictions of record.

Whenever 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 GRANTORS have hereunto set their hands as of this 25th day of October, 2024

BY: **MARK T. DUNKERLEY, TRUSTEE OF THE NANCY & ROBERT DUNKERLEY, JR. LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF ROBERT C. DUNKERLEY, JR., AND NANCY B. DUNKERLEY DATED AUGUST 4, 2021**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Tricia Ball, a Notary Public of the State and County aforesaid, personally appeared **MARK T. DUNKERLEY, TRUSTEE OF THE NANCY & ROBERT DUNKERLEY, JR. LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF ROBERT C. DUNKERLEY, JR., AND NANCY B. DUNKERLEY DATED AUGUST 4, 2021**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville TN, this 25th day of October, 2024.

Notary Public

My Commission Expires: 5/5/25

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$3,050,000.00.**

Affiant

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

Notary Public

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, George Mudter, 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 10/25/24 (date of document).

Affiant Signature

10/28/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

