Karen Johnson
Batch # 1198700
10/30/2024 11:55:39 AM
Fees: $13.00 Taxes: $2,423.50
Davidson County
DEEDWARR
2 pgs
20241030-0083551

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20249871 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$655,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 24 day of October, 2024. Notary Public My Commission Expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2026

WARRANTY DEED

THIS INDENTURE, made this 24th day of October, 2024, among:

604 DUNSTON DRIVE, LLC, A TENNESSEE LIMITED LIABILITY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

CALEB DUNN AND LEE ALMOND, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 661 on the Plan of Caldwell Hall, Section VII, as of record in Book 3300, page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to 604 Dunston Drive, LLC, a Tennessee limited liability company by Warranty Deed from Misty Webb, dated September 15, 2023, of record in Instrument No. 20230921-0074272, Register's Office for Davidson County, Tennessee.

Being also known as 604 Dunston Drive, Nashville, TN 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

604 Dunston Drive, LLC, a Tennessee limited liability company

BY: _____
Danielle Schellenberg, Authorized Member

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Danielle Schellenberg** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the **Authorized Member** of **604 Dunston Drive, LLC, a Tennessee limited liability company**.

Witness my hand and official seal this 24th day of October, 2024.

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 3/9/27

Owner Name & Property Address:

Name: Caleb Dunn & Lee Almond
Address: 604 Dunston Drive
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: Capital City Home Loans, LLC
Address: 1255 Lakes Parkway, Bldg. 300, Ste. 301
City, State, Zip: Lawrenceville, GA 30043

Tax ID: 133-13-011.00