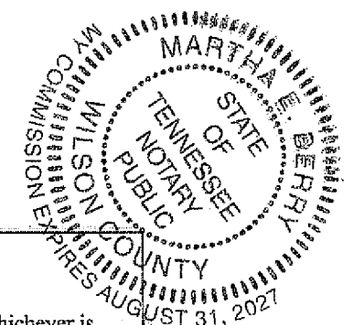
# Warranty Deed




Karen Johnson Davidson County
Batch# 1218735 DEEDWARR
12/20/2024 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $2,238.50
20241220-0099213

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $605,000.00.

Affiant

Subscribed and sworn to before me this the 19th day of December, 2024.

Notary Public

My commission expires: August 31, 2027

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Taylor Lynne Dunn | New Owner(s) | 085-14-0B-042.00-CO |
| 2944 Jenry Drive | | |
| Nashville, TN 37214 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RANDY PATRICK LAICHE AND ASHLEY WHEELER LAICHE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TAYLOR LYNNE DUNN, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Final Plat of Donelson Downs, a Planned Unit Development, of record in Instrument No. 20190221-0015852, 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 Randy Patrick Laiche and Ashley Wheeler Laiche, husband and wife by Special Warranty Deed from BMCH Tennessee, LLC, a Delaware limited liability company of record in Instrument No. 20200212-0015887 Register's Office for Davidson County, Tennessee, dated January 29, 2020 and recorded on February 12, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2944 Jenry Drive, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of December, 2024.

**Randy Patrick Laiche**

**Ashley Wheeler Laiche**

STATE OF NORTH CAROLINA
COUNTY OF CRAVEN

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Randy Patrick Laiche and Ashley Wheeler Laiche, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of December, 2024.

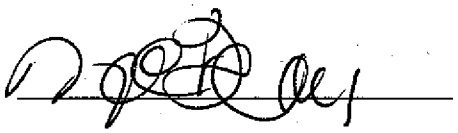
Notary Public

My Commission Expires: 12-22-2029

Stacey M. Bryant
My Commission Expires
NOTARY PUBLIC
December 22, 2029
Jones County, NC

# True Copy Certification

I, **Marty Berry**, 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 is a true and correct copy of the original document executed and authenticated according to law on **12/19/24** (date of document)



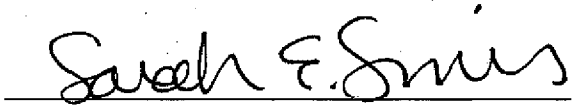
**12/20/24**

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this **20** day of **December**, 202**4**.



Notary's Signature

My Commission Expires: 12-5-2024

