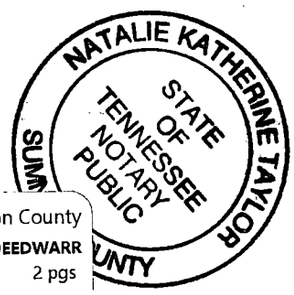
WARRANTY DEED



Karen Johnson Davidson County
Batch # 1224841 DEEDWARR
01/09/2025 10:25:51 AM 2 pgs
Fees: $13.00 Taxes: $8,140.00
20250109-0001891

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of January, 2025.

Notary Public

MY COMMISSION EXPIRES: 11/19/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Stephen T. Dunavant and Cathy M. Dunavant	Stephen T. Dunavant and Cathy M. Dunavant	104-6-298.00
(NAME)	(NAME)	
407 31st Avenue South	407 31st Avenue South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20242090

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Volunteer Builders, LLC, a Tennessee limited liability company,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Stephen T. Dunavant and Cathy M. Dunavant, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Tract 1: BEING the Northerly 50 feet of Lot Nos. 133, 134 and 135 on the plan of Bransford Realty Company's West End Avenue Place, as of record in Book 332, page 15, Register's Office for Davidson County, Tennessee, as follows:

BEGINNING at the Southwest corner of 31st Avenue South and an alley, the Northeast corner of Lot 133; thence with the Southwesterly margin Avenue, Southeastwardly 50 feet; thence at angles, Southwesterly 142.5 feet, more or less, to the Northerly margin Blakemore Avenue; thence with Avenue, Westwardly 78 feet, more or less, to the Southeasterly margin of said alley; thence with same, Northeastwardly 203 feet to the beginning.

Tract 2: All that portion of 31st Avenue as said Avenue is shown on the plan of record in Book 332, page 15, Register's Office for Davidson County, Tennessee, which lies between the direct extensions Northeasterly of the Northwesterly and Southwesterly lines of the land described in Book 3991, page 193, said Register's Office, and the Southwestern margin of 31st Avenue south as it now exists.

BEING a portion of the same property conveyed to Volunteer Builders, LLC, a Tennessee limited liability company, by Warranty Deed from Bruce Y. Peery III, dated 07/09/2021 and filed of record in Instrument No. 20210712-0093111, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Instrument No. 20241018-0081059 and Book 10737, page 558, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 407 31st Avenue South, Nashville, TN 37212
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 8th day of January, 2025

Volunteer Builders, LLC

BY: Charles Lee Phillips
Charles Lee Phillips, Sole Member

STATE OF Tennessee)
County OF Sumner)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Charles Lee Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Sole Member (or other officer authorized to execute the instrument) of Volunteer Builders, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Sole Member (or other authorized officer).

Witness my hand, at office, this 8th of January, 2025.

Notary Public
My Commission Expires: 4/26/26

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075