Karen Johnson Davidson County
Batch# 1225012 DEEDWARR
01/09/2025 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20250109-0002113

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OFDAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$290,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEPHEN DAWSON & ALICE DAWSON	**SAME**	**061-07-0B-301.00 CO**
(NAME) **1610 FOREST AVE.**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, **WE, THOMAS LAMONT BUNCH AND SHARON ELAINE BUNCH, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN DAWSON AND ALICE DAWSON, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 301 of The Volta, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Volta, a Condominium, of record in Instrument No. 20190612-0056462, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit E to said Master Deed.

Being the same property conveyed to Thomas Lamont Bunch and Sharon Elaine Bunch, husband and wife, from Gallatin Pike Partners IV, General Partnership, formerly known as Gallatin Pike Partners, LLC, a Tennessee Limited Liability Company, by warranty deed dated November 15, 2019 of record in Instrument No. 20191119-0119548, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record in Plat Book 547, page 78; Declaration of Covenants, Conditions and Restrictions for The Volta, a Condominium, of record in Instrument No. 20190612-0056462 and amended in Instrument No. 20210812-00108869; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4319, page 912; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20150625-0060893; Public Street Right of Way Easement of record in Instrument No. 20151006-0101843; Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20180611-0055677; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **4303 GALLATIN PIKE, #301, NASHVILLE, TN 37216**
(House Number) (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 we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 9th day of January, 2025.

THOMAS LAMONT BUNCH

SHARON ELAINE BUNCH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **THOMAS LAMONT BUNCH AND SHARON ELAINE BUNCH,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 9th day of January, 2025.

My Commission Expires: **March 3, 2026**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Jordan Myers, 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 01/09/2025 (date of document).

Affiant Signature

Date 01/09/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of January, 2025.

Notary Signature

MY COMMISSION EXPIRES: 11/3/25

SYDNEY KLETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025