This instrument prepared by:
Momentum Title, LLC
271 Robert Rose Drive
Murfreesboro, TN 37129
File Number: 3-5095-KP

Karen Johnson Davidson County
Batch# 1249291 DEEDWARR
03/21/2025 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20250321-0021553

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00.

Affiant
Subscribed and sworn to before me, this the 20th day of March, 2025.

Notary Public
My Commission Expires: 11-8-2028

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Derrick Dunlap and Madison Dunlap 104 Rolling Mill Road Nashville, TN 37138	Legacy Home Loans, LLC DBA Steadfast Mortgage 408 Highway 76 White House, TN 37188	05409003600

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Jeri Malone and Mark Edward Malone, wife and husband (individually and/or collectively, "Grantor"), transfer and convey unto Derrick Dunlap and Madison Dunlap, husband and wife (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract 1:
Land in Davidson County, Tennessee, being Lot(s) 30, as shown on the map entitle SECTION 1 BRANDYWINE FARMS, of record in Plat Book 3600, pages 79 and 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Tract 2:
Being the east part of Lot No. 11, SECTION 1, LIFE & CAUSUALTY INSURNACE COMPANY'S SUBDIVISION, OF DABBS & ELLIOTT PROPERTY, as of record in Book 843, Page 56, Register's Office for said County as further described as follows. Beginning at the southeast corner of said Lot; thence along the south line, south 64 degrees 45' west 80 feet to a point in the east line of the property conveyed to U.S.A., by deed of record in Book 2149, Page 557, said Register's Office; thence with their east line, north 9 degrees east 187 feet more or less to a point in the northeast line of the lot; thence south 55 degrees 45' east 55.2 feet; thence south 3 degrees 03' east 86 feet to the beginning, containing .18 acres more or less.

Being the same property conveyed to Jeri Malone, married*, her successors, heirs and assigns, by Warranty Deed from David Lipscomb College now known as Lipscomb University, as to a life estate interest, of record in Instrument No. 20241101-0084916, in the Register's Office of Davidson County, Tennessee, dated October 29, 2024, and recorded on November 01, 2024. Being the same property conveyed to La-Von Donaldson and Jeri Ferguson equally during their joint lives and then during the life of the survivor and following the death of survivor to David Lipscomb College, by Executor's Quit Claim Deed from Commerce Union Bank in its capacity as Executor of the estate of James Henry DeLay, of record in Book 7221, Page 466, in the Register's Office of Davidson County, Tennessee, dated April 30, 1987, and recorded on May 01, 1987. Annie Lavon Donaldson died on or around November 18, 2023. *Mark Edward Malone joins in the conveyance for the express purpose of relinquishing all his right, title, and interest to said property.

Being the same property conveyed to James H. DeLay and wife, Grace DeLay, by Warranty Deed from W. E. Stone and wife, Carolyn W. Stone, of record in Book 4056, Page 223, in the Register's Office of Davidson County, Tennessee, dated August 16, 1966, and recorded on September 13, 1966. Grace DeLay died on or around September 19, 1971, intestate. James DeLay died on or around November 27, 1986, testate, leaving La-Von Donaldson and Jeri Ferguson as his heirs, with David Lipcomb College with a life interest as recorded in Minute Book 310, Page 630, Will Book 157, Page 59.

This is improved property located at: **104 Rolling Mill Road, Old Hickory, TN 37138**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. 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, Grantor has executed this instrument on this 14th day of March, 2025.

GRANTORS:

Jeri Malone

Mark Edward Malone

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jeri Malone and Mark Edward Malone, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of March, 2025.

Notary Public
My Commission expires: 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Emma Howard, 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 3/14/2025 (date of document).

Emma Howard
Affiant Signature

3/14/2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 14 day of March, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL