Prepared by:
Record and Return To:
Chapman and Essential Title, Inc
[illegible] Burton Hills Blvd., Suite 130
[illegible], TN 37215

THIS INSTRUMENT PREPARED BY:
Red Shoe Title, Inc.
625 S. Church St., Suite B
Murfreesboro, TN 37130
Ph.: 615-796-5478
Fax: 615-821-0717

Karen Johnson
Batch # 1265295
04/28/2025 10 59 18 AM
Fees $13 00 Taxes $1,998 00
Davidson County
DEEDWARR
2 pgs
20250428-0032397

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD) ss

The actual consideration for this transfer is $540,000 00

Affiant

Subscribed and sworn to before me on this 23rd day of April, 2025.

Notary Public

My Commission Expires: 06/17/28

JORDAN SELLERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP PARCEL NO.
Grant Joerger and Rebecca Freels 545 McMurray Dr. Nashville, TN 37211	New Owners	161-7-43.00

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Harold E. Dunlap and Wife, Patsy Laird-Dunlap**, (hereinafter "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Grant D. Joerger and Rebecca A. Freels, husband and wife** (hereinafter "Grantees") their heirs and assigns, forever, all right, title, and interest in that certain parcel of real estate situated and located in Davidson County, Tennessee, more particularly described to wit:

Being Lot No. 19 on the Plan of McMurray Woods, Section One, of record in Book 2900, Page 99, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Harold E. Dunlap and wife, Patsy Laird-Dunlap by Warranty Deed from Ethel K. Marshall, unmarried, dated March 30, 2001 and recorded April 3, 2001, of record as Instrument No. 20010403-0031957, Register's Office for Davidson County, Tennessee.

This conveyance is subject to public utility easement and minimum building setback line of record in Book 2900, Page 99, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants, rights of way, conditions, reservations, leases, setback lines and other matters of public record applicable to the above-described real property and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property having an address of 545 McMurray Dr, Nashville, TN 37211.

The 2025 Davidson County property taxes have been prorated and assumed by the Grantees.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantees, heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantors do further covenant and bind themselves, their assigns, and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 23rd day of April, 2025.

Harold Dunlap

Patsy Laird Dunlap

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harold Dunlap, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 23rd day of April, 2025.

NOTARY PUBLIC

My Commission Expires: 08/21/27

JOSHUA A. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patsy Laird Dunlap, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 23rd day of April, 2025.

NOTARY PUBLIC

My Commission Expires: 08/21/27

JOSHUA A. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD