WARRANTY DEED

Karen Johnson Davidson County
Batch # 1280566 DEEDWARR
06/02/2025 02:24:22 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20250602-0043172

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Ashley R. Sunkel and Richard A. Sunkel	Truist Bank	03216000100
(NAME)	(NAME)	
1212 Dalemere Drive	PO Box 79041	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Baltimore, MD 21279-0041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Loree C. Beard AKA Loree Howse**, **married**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Ashley R. Sunkel and Richard A. Sunkel**, **wife and husband**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of DALEMERE SUBDIVISION, SECTION 4, as of record in Plat Book 3300, Page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 78 fronts 122 feet on the Northwesterly side of Dalemere Drive and extends back 286 feet on the Northeasterly line and 367.58 feet on the Southwesterly line to a dead line in the rear on which it measures 146.73 feet. (all distances shown are those shown on said plat)

Being the same property conveyed to Loree Howse, by Special Warranty Deed from Wells Fargo Financial Tennessee, Inc., of record in Instrument No. 20130102-0000175, in the Register's Office of Davidson County, Tennessee, dated July 13, 2012 and recorded on January 02, 2013. The above-described property has never been the principle marital residence of the grantor and her spouse.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 1212 Dalemere Drive, Nashville, TN 37207
(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 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.

Effective the 30th day of May, 2025.

Loree C. Beard

Loree C. Beard

STATE OF TENNESSEE

COUNTY OF Davidson

On this 30th day of May, 20 25, before me personally appeared Loree C. Beard AKA Loree Howse, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 12/09/2028

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/09/2028
COUNTY OF WILLIAMSON

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027