STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00.

* Kendrick Dunlap
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of June, 2025.

Notary Public
MY COMMISSION EXPIRES: 1/28/26
File No. G25-23190

MICHAEL T. MOSES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1283164 DEEDWARR
06/09/2025 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,183.63
20250609-0045069

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kendrick Dunlap and Clayantas Cunningham (NAME) 495 Gates Rd (STREET ADDRESS) Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Old National Bank (NAME) P.O. Box 918 (STREET ADDRESS) Evansville, IN 47706 (CITY) (STATE) (ZIP)	033-12-0-013

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 HEREBYACKNOWLEDGED, WE, **Kenneth Fitzgerald, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kendrick Dunlap and Clayantas Cunningham, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 80 ON THE PLAN OF GATEWOOD, SECTION 1, AS OF RECORD IN BOOK 3300, PAGES 47 TO 52, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being the same property conveyed to Kenneth Fitzgerald and Connie Diane Fitzgerald, a married couple, tenants by the entirety by Quitclaim Deed dated October 7, 2024 from Connie Diane Fitzgerald, a married woman who acquired title as unmarried, recorded October 16, 2024, in Instrument Number 20241016-0080244, in the Register's Office of Davidson County, Tennessee. The said Connie Diane Fitzgerald died November 10, 2024 leaving Kenneth Fitzgerald as tenant by the entirety. See also previous deed of record in Instrument 20101004-0079134 and Affidavit of Heirship of record in Instrument __202506090045068_____, Register's Office for said County.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 445 Gates Rd., Goodlettsville, TN 37072.

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. 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.

Witness my/our hand(s) this 6th day of June, 2025.

Kenneth Fitzgerald

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of June, 2025, before me personally appeared Kenneth Fitzgerald, 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's (or persons') free act and deed.

Witness my hand, at office, this 6th day of June, 2025.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 1/28/26

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 6/6/25 (date of document).

Affiant Signature

6/6/25
Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 6th day of June, 2025.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY