2025-203-SM Box #14

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is 338,000.00. Affiant Subscribed and sworn to before me, this the 10th day of June, 2025. Notary Public My commission expires: 9/[illegible]/2026 (AFFIX SEAL)

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Tammy Dunn	New Owner	094-01-0-246
5171 Russell Rd		
Franklin TN 37064		

Karen Johnson Davidson County
Batch# 1284146 DEEDWARR
06/13/2025 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20250613-0045978

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

David Hurwitz, a married man as his sole and separate property

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Tammy Dunn, also know as Tamara Dunn

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(s) 25, as shown on the map entitled the Plan of Mabelle Subdivision, of record in Plat Book 547, Page 139, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Allen A. Willis (also known as Allan Andrew Willis and Allan A. Willis) and wife, Diane B. Willis, by deed from Tri-County Builders, Inc., of record in Book 7622, page 684, dated August 5, 1988, said Register's Office.

Allen A. Willis, a/k/a Allan Andrew Willis and Diane B. Willis having since divorced by Final Divorce Decree dated December 1, 1988, of record in Docket No. C8482 in the Circuit Court for Williamson County, Tennessee. Diane B. Willis was restored to her maiden name of Diane Burlison by said Divorce Decree.

Allen A. Willis, a/k/a Allan Andrew Willis died testate on or about November 16, 2023. Pursuant to the terms of his Last Will & Testament of record in Case No. 23P2370 in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division) said property is to be administered as part of the probate estate under the control of the Executrix, Shawana Elizabeth Garrett.

The said property was conveyed to David Hurwitz, a married man, as his sole and separate property by Warranty Deed dated February 12, 2024, from Shawana Elizabeth Garrett, individually and as Executrix of The Estate of Allan (aka Allen) Andrew Willis, of record in Instrument No. 20240214-0010215, said Register's Office.

The property conveyed herein is not the place of residence for the Grantor or his spouse and has been used for investment purposes only.

THE conveyance of the above described parcel of land is subject to the following:

Taxes for the year 2025, and all subsequent years not yet due and payable. Map and Parcel 094-01-0-246.

10. The Plan of record in Plat Book 547, page 139, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

11. Easement to City of Nashville of record in Book 2998, page 383, said Register's Office.

12. Restrictive Covenants contained of record in Book 2044, page 293, said Register's Office.

This is improved (X) Unimproved ( ) property, known as 901 South 13th Street, Nashville, TN 37206.

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(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 this 10th day of June, 2025.

David Hurwitz

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be of David Hurwitz, a married man, and who further acknowledged that he/she, as such , being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as for the said .

Witness my hand and official seal at Murfreesboro, Tennessee this 10th day of June, 2025.

Notarized online using audio-video communication

Notary Public

My Commission Expires: 05/16/2027

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

Certificate of Authenticity

I, Holly A. Mason, 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 June 10 2025.

Affiant Signature

6/10/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10 day of June, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026