Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File No. 1-245006-DS

Karen Johnson Davidson County
Batch# 1306768 DEEDWARR
08/07/2025 03:12:30 PM 4 pgs
Fees: $23.00 Taxes: $2,090.50
20250807-0062910

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $565,000.00.

Affiant

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/20/2028

Subscribed and sworn before me this the 6th day of August, 2025.

Notary Public
My commission expires: 3/20/2028

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Delta Dawn Revocable Living Trust	___NEW OWNER ____	030-00-0 062.00
8400 Normandale Lake Boulevard	_____	030-00-0-049.00
Suite 920	_____	
Bloomington, MN 55437		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROSE MARILYN GUNDERSON, A/K/A ROSE C. GUNDERSON, UNMARRIED** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **THE DELTA DAWN REVOCABLE LIVING TRUST DATED 7/28/2025,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

5092 Seymour Hollow Road

BEING A PARCEL OF LAND IN THE 1ST COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE SOUTHERLY MARGIN OF SEYMOUR HOLLOW ROAD. BOUNDED ON THE EAST BY THE PAUL B. MICHEL PROPERTY AS OF RECORD IN INSTRUMENT NO. 202210050109617-R.O.D.C., TN. AND THE SEYMOUR HOLLOW PROPERTIES, LLC PORPERTY AS OF RECORD IN INSTRUMENT NO. 202108310117284-R.O.D.C., TN. BOUNDED ON THE SOUTH BY THE MARTHA R. SWAH PROPERTY AS OF RECORD IN INSTRUMENT NO. 200206190074092-R.O.D.C., TN. BOUNDED ON THE WEST BY THE GEORGE E. RUNQUIST ENTERPRISES, INC. PROPERTY AS OF RECORD IN DEED BOOK 8462, PAGE 437-R.O.D.C., TN. AND THE JASON M. MOONEYHAM PROPERTY AS OF RECORD IN INSTRUMENT NO. 201701170004776-R.O.D.C., TN. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE SOUTHERLY MARGIN OF SEYMOUR HOLLOW ROAD, SAID POINT BEING IN THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, ON A NEW LINE, SOUTH 00 DEGREES 02 MINUTES 18 SECONDS EAST 757.72' TO AN IRON PIN SET;

THENCE, ON A NEW LINE, NORTH 89 DEGREES 31 MINUTES 19 SECONDS EAST 302.23' TO AN IRON PIN SET;

THENCE, A COMMON LINE WITH THE PAUL B. MICHEL PROPERTY AS OF RECORD IN INSTRUMENT NO. 202210050109617-R.O.D.C., TN. AND THE SEYMOUR HOLLOW PROPERTIES, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 202108310117284-R.O.D.C., TN SOUTH 00 DEGREES 28 MINUTES 41 SECONDS EAST 65.54' TO A POINT;

THENCE, SOUTH 17 DEGREES 24 MINUTES 51 SECONDS WEST 140.32' TO AN METAL FENCE POST FOUND;

THENCE, SOUTH 19 DEGREES 43 MINUTES 46 SECONDS WEST 100.33' TO AN IRON PIN FOUND;

THENCE, A COMMON LINE WITH THE MARTHA R. SWAH PROPERTY AS OF RECORD IN INSTRUMENT NO. 200206190074092-R.O.D.C., TN NORTH 58 DEGREES 17 MINUTES 00 SECONDS WEST 172.05' TO AN IRON PIN SET;

THENCE, NORTH 77 DEGREES 15 MINUTES 27 SECONDS WEST 82.46' TO AN IRON PIN SET;

THENCE, NORTH 88 DEGREES 38 MINUTES 10 SECONDS WEST 93.60' TO AN IRON PIN SET;

THENCE, SOUTH 75 DEGREES 51 MINUTES 52 SECONDS WEST 124.74' TO AN IRON PIN SET;

THENCE, SOUTH 76 DEGREES 00 MINUTES 36 SECONDS WEST 56.31' TO AN IRON PIN SET;

THENCE, SOUTH 72 DEGREES 29 MINUTES 17 SECONDS WEST 166.40' TO AN IRON PIN SET;

THENCE, SOUTH 58 DEGREES 47 MINUTES 06 SECONDS WEST 230.61' TO AN IRON PIN SET;

THENCE, SOUTH 65 DEGREES 05 MINUTES 49 SECONDS WEST 90.35' TO AN IRON PIN SET;

THENCE, SOUTH 69 DEGREES 11 MINUTES 54 SECONDS WEST 84.64' TO AN IRON PIN SET;

THENCE, SOUTH 86 DEGREES 23 MINUTES 10 SECONDS WEST 72.52' TO AN IRON PIN SET;

THENCE, A COMMON LINE WITH THE GEORGE E. RUNQUIST ENTERPRISES, INC. PROPERTY AS OF RECORD IN DEED BOOK 8462, PAGE 437-R.O.D.C., TN NORTH 22 DEGREES 54 MINUTES 52 SECONDS WEST 318.49' TO AN IRON PIN FOUND;

THENCE, A COMMON LINE WITH THE JASON M. MOONEYHAM PROPERTY AS OF RECORD IN INSTRUMENT NO. 201701170004776-R.O.D.C., TN NORTH 57 DEGREES 38 MINUTES 48 SECONDS EAST 336.22' TO A POST FOUND;

THENCE, NORTH 21 DEGREES 49 MINUTES 43 SECONDS WEST 460.19' TO AN IRON PIN SET IN THE SOUTHERLY MARGIN OF SEYMOUR HOLLOW ROAD;

THENCE, NORTH 66 DEGREES 28 MINUTES 13 SECONDS EAST 47.27' TO A POINT;

THENCE, WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 4 DEGREES 13 MINUTES 19 SECONDS, A RADIUS OF 1055.00', A LENGTH OF 77.74' AND A CHORD BEARING AND DISTANCE OF NORTH 68 DEGREES 34 MINUTES 53 SECONDS EAST, 77.72'

THENCE, NORTH 70 DEGREES 41 MINUTES 32 SECONDS EAST 159.23' TO A POINT;

THENCE WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 30 DEGREES 04 MINUTES 01 SECONDS, A RADIUS OF 537.00', A LENGTH OF 281.80' AND A CHORD BEARING AND DISTANCE OF NORTH 55 DEGREES 39 MINUTES 31 SECONDS EAST, 278.58';

THENCE, NORTH 40 DEGREES 37 MINUTES 31 SECONDS EAST 60.19' TO A POINT;

THENCE WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 42 DEGREES 23 MINUTES 40 SECONDS, A RADIUS OF 105.00', A LENGTH OF 77.69' AND A CHORD BEARING AND DISTANCE OF NORTH 61 DEGREES 49 MINUTES 21 SECONDS EAST, 75.93' TO A POINT;

THENCE, NORTH 83 DEGREES 01 MINUTES 11 SECONDS EAST 44.68' TO A POINT;

THENCE, WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 18 DEGREES 48 MINUTES 16 SECONDS, A RADIUS OF 488.00 FEET, A LENGTH OF 160.16' AND A CHORD BEARING AND DISTANCE OF SOUTH 87 DEGREES 34 MINUTES 41 SECONDS EAST, 159.44' TO A POINT;

THENCE, SOUTH 78 DEGREES 10 MINUTES 33 SECONDS EAST 64.60' TO THE POINT OF BEGINNING.

CONTAINING, 857,209 SQUARE FEET OR 19.67 ACRES, MORE OR LESS.

Being part of the same property conveyed to David Lee Gunderson and Rose C. Gunderson, by Installment Deed from Ova Nash, of record in Book 3702, Page 352, in the Register's Office of Davidson County, Tennessee, dated February 15, 1964, and recorded on March 01, 1964. David Lee Gunderson died on or around August 03, 2023, intestate, leaving Rose Marilyn Gunderson as surviving tenant by the entirety.

TOGETHER WITH:

0 Seymour Hollow Road

A tract of land lying in the 14th Civil District of Davidson County, Tennessee, described as follows:

Beginning at an elm on the side of the road 207 feet southwest from a rock, a corner of Ova Nash's line; thence with her line southwest crossing a branch at 144 feet in all about 207 feet to a corner; thence westerly 450 feet, more or less, to Douglas Mooneyhan's line; thence with Douglas Mooneyhan's line northwardly to the road; thence westerly with the road to a large hickory tree in Bertram Sorrell's line;

thence northwardly with Bertram Sorrell's line to Otto Dickerson's line; thence eastwardly with Otto Dickerson's line around the bluff to the road; thence eastwardly with the road to the beginning.

Being the same property conveyed to David Lee Gunderson and wife, Rose Marilyn Gunderson, by Installment Deed from W. C. Gifford and wife, Sue Gifford, of record in Book 4152, Page 910, in the Register's Office of Davidson County, Tennessee, dated July 01, 1967, and recorded on July 18, 1967. David Lee Gunderson died on or around August 03, 2023, intestate, leaving Rose Marilyn Gunderson as surviving tenant by the entirety.
The said David Lee Gunderson having since died on August 9, 2023, leaving Rose C. Gunderson as surviving tenant by the entirety.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5092 Seymour Hollow Road, Whites Creek, TN 37189.

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, successors and/or assigns, forever. Grantors covenant with 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, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 6th day of August, 2025.

Rose Marilyn Gunderson by Jill Mayberry attorney in fact
Rose Marilyn Gunderson By Jill Mayberry, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Rutherford

State, the within named, Jill Mayberry with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Rose Marilyn Gunderson, by Power of Attorney dated March 16, 2021 and who acknowledged that she executed the same as the free act and deed of Rose Marilyn Gunderson.

Witness my hand and official seal this 6th day of August, 2025

My Commission Expires:
7/17/28

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Kirsten Virden, 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 8/6/25 (date of document).

Kirsten Virden

Affiant Signature

Date: 8/6/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of August, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

