Name and Address of New Owner:
Jonathan Dulin and Juvonda Dowell-Dulin
1041 31st Avenue North
Nashville, TN 37209

Send Tax Bills To:
Same as new owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1311444 DEEDWARR
08/18/2025 03:07:30 PM 6 pgs
Fees: $33.00 Taxes: $1,387.50
20250818-0065839

Map & Parcel No: 092-01-0-098.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ronald M. McClaron, an unmarried man, as to a one-third (1/3) undivided interest, Christina M. Ricks, a married woman, as to a one-third (1/3) undivided interest, and Diedre M. Ricks, Trustee of the Deidre M. Ricks Revocable Trust, as to a one-third (1/3) undivided interest**, "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Jonathan Dulin and Juvonda Dowell-Dulin, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land situated in Davidson County, Tennessee, described as being the northerly 5 feet of Lot No. 10, All of Lot No. 11, and the southerly part of Lot No. 12, on the Map of Long and Ashworth's Subdivision of Block No. 24, and parts of Lot Nos. 33, 40 and 41 on the Plan of Midway of record in Book 57, Page 116, Register's Office of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the westerly margin of 31st Avenue North at the southeast corner of part of Lot No. 12, conveyed to Joseph Marks by deed from Joe Calhoun Carty of record in Book 1553, Page 220, said Register's Office. Said point beginning 45 feet northerly from the common corner of Lot Nos. 11, 12; thence with the southern boundary of Marks property, westerly 102.5 feet; thence continuing with said Marks line southwest 53 feet to a point in the easterly margin of an alley; thence with the easterly margin of said alley southerly 77 feet to a point 5 feet south of the corner of Lot Nos. 10 and 11; thence westerly 102.5 feet; thence eastwardly, parallel with the common boundary of Lot Nos. 10 and 11, 150 feet to a point in the westerly margin of 31st Avenue North; thence with the said margin of said Avenue, northerly 100 feet to the point of beginning.

Being the same property conveyed to H. A. McClaron, unmarried, by Deed from Earl L. Sasser and wife, Annie Gray Sasser, dated June 29, 1998 and recorded in Book 10998, Page 850, Register's Office of Davidson County, Tennessee. Said H.A. McClaron having died on or about October 5, 2002, his estate being administered in Davidson County Probate Court Docket Number 25P323.

Being part of the same property conveyed to Christina M. Ricks, Trustee of the McClaron Family Trust U/W/O Henry A. McClaron by Quitclaim Deed from Christina M. Ricks, Administrator C.t.A of the Estate of Henry A. McClaron, dated March 21, 2025 and recorded April 3, 2025 in Instrument No 20250403-0025511, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Ronald M. McClaron, a one-third (1/3) undivided interest, Deidre M. Ricks, a one-third (1/3) undivided interest, and Christina M. Ricks, a one-third (1/3) undivided interest, by Quitclaim Deed from Christina M.

Ricks, Trustee of the McClaron Family Trust U/W/O Henry A. McClaron, dated March 21, 2025 and recorded April 7, 2025 in Instrument No. 20250407-0026163, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Deidre M. Ricks, Trustee of the Deidre M. Ricks Revocable Trust, by Quitclaim Deed from Deidre M. Ricks, as to a one-third (1/3) undivided interest, dated June 6, 2025 and recorded June 13, 2025 in Instrument No. 20250613-0045829, Register's Office of Davidson County, Tennessee.

Being improved property known as 1041 31st Avenue North, Nashville, Tennessee 37209.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-301 et seq or other similar statute.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed as of the date set forth in their respective acknowledgments below, to be effective as of the 15th day of August, 2025.

R M McClaron (SEAL)
Ronald M. McClaron

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ronald M. McClaron, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of August, 2025.

ASHLEY DAWN BARR TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Ashley Barr
Notary Public
My commission expires:

Christina M. Ricks (SEAL)
Christina M. Ricks

STATE OF Massachusetts
COUNTY OF Dukes

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Christina M. Ricks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13 day of August, 2025.

Notary Public
My commission expires:

PAUL D. MOREAU
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
June 01, 2029

Deidre M. Ricks Revocable Trust

By: Deidre M. Ricks, TRUSTEE (SEAL)
Deidre M. Ricks, Trustee

STATE OF VA
COUNTY OF FAIRFAX

Before me, Shauntel Antanette Roberts of the state and county mentioned, personally appeared Deidre M. Ricks, Trustee of the Deidre M. Ricks Revocable Trust with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Trustee of Revocable Trust Agreement of Deidre M. Ricks Revocable Trust the within named bargainor, a Trust, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee.

Witness my hand, at office, this 13th day of August, 2025.

SHAUNTEL ANTANETTE ROBERTS
NOTARY PUBLIC
REG. #7888626
MY COMMISSION EXPIRES
01/31/2028
COMMONWEALTH OF VIRGINIA

Notary Signature
My commission expires: 1.31.2028

202508180065839

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $375,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
15th day of August, 2025.

Notary Public
My commission expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. GNT-25-4145

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 8-15-25 .

Affiant Signature 8-15-25 Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 15 day of August, 2025.

Notary Signature

My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON