RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1322751 DEEDWARR
09/16/2025 09:27:39 AM 2 pgs
Fees: $13.00 Taxes: $610.50
20250916-0073733

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSEPH WAYNE TAYLOR NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON My Commission Expires MAR 25, 2029

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
1038 28th, LLC	Same as New Owner	
(NAME)	(NAME)	
6688 Nolensville Road, Suite 108-154		92-02-0-125.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, **DANNY DEWAYNE DUNLAP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **1038 28TH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 the North 40 feet of Lots Nos. 16 and 17, on the Plan of Dr. O. H. Menees' Subdivision, of record in Book 57, page 89, Register's Office for Davidson County, Tennessee, described according to a survey made May 23, 1934, by Erle Drak, County Surveyor.

Being the same property conveyed to Bobbie J Ellis, Mary Baber and Larry D. Jackson by Warranty Deed from W.M. Thomas and Willie Ben Dell Cooper of record in Book 5371, Page 955, Register's Office for Davidson County, Tennessee, dated December 04, 1978 and recorded on December 06, 1978.

Being the same property conveyed to Charles F. Frazier, Trustee by Quitclaim Deed from Bobbie J. Ellis, Mary Baber and Larry D. Jackson of record in Book 6429, page 382, Register's Office for Davidson County, Tennessee, dated November 19, 1984 and recorded on November 19, 1984 and within the same deed the said Charles F. Frazier, Trustee conveyed his interest in the subject property to Bobbie J. Ellis,

Being the same property conveyed to Danny Dewayne Dunlap by Quitclaim Deed from Bobbie Jean Ellis of record in Instrument No. 20090514-0044321 Register's Office for Davidson County, Tennessee, dated April 15, 2009 and recorded on May 14, 2009.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

JW2025-1182

unimproved _
This is improved x property, known as 1038 28th Ave N, Nashville, TN 37208
(House Number) (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.

Witness my hand this 12th day of September, 2025

DANNY DEWAYNE DUNLAP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Danny Dewayne Dunlap, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of September, 2025.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

JW2025-1182