Karen Johnson Davidson County
Batch# 1328665 DEEDWARR
10/01/2025 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20251001-0078146

WARRANTY DEED

(SEAL)

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 2025.

Notary Public
MY COMMISSION EXPIRES: 11-21-26

File #25-TL-4036-CB

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William C. Dunkin and Patti G. Dunkin	Same	
(NAME)	(NAME)	**181 01 0B 213.00**
4036 Sweetberry Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

MICHAEL CARLSON, AN UNMARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

WILLIAM C. DUNKIN AND PATTI G. DUNKIN, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 79 on the Plan of PHASE FOUR, ADDITION TO SUGAR VALLEY RS10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20070125-0010052 and re-recorded in Instrument No. 20070205-0014763, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Carlson, unmarried man, by Warranty Deed from Heather N. D'Errico and Jonathan A. D'Errico, wife and husband, of record in Instrument No. 20220311-0028956, in the Register's Office for Davidson County, Tennessee, dated March 1, 2022 and recorded on March 11, 2022.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE FOUR ADDITION TO SUGAR VALLEY, as recorded in Instrument No. 20070125-0010052 as re-recorded in Instrument No. 20070205-0014763.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 11069, Page 14 and Instrument No. 20070205-0014762.
* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050805-0092108.
* Charter for Sugar Valley Homeowners' Association, Inc. recorded as Book 11069, Page 6.
* By Laws for Sugar Valley Homeowners' Association, Inc. recorded as Book 11069, Page 24.
* Common Open Space Deed recorded as Instrument No. 20130523-0052430.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **LOY CARNEY** as Attorney-in-Fact for **MICHAEL CARLSON**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number ___202510010078145___, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X__ **improved** property known as: **4036 Sweetberry Drive, Nashville, TN 37211**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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 my/our hand(s) this the 30th day of September, 2025.

Michael Carlson by Loy Carney, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **MICHAEL CARLSON**, and who acknowledged he/she/they executed the same as the free act and deed of the said **MICHAEL CARLSON**.

Witness my hand and official seal this ~~30th~~ 29 day of **September, 2025**.

Notary Signature
My Commission Expires: _____

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 30, 2025.

J. Carlton Drumwright

September 30, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 30, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY