Prepared by:
Record and Return to
Chapman & Rosenthal Title, Inc
800 Crescent Centre Dr , Suite 140
Franklin, TN 37067

WARRANTY DEED

Karen Johnson
Batch # 1340704
10/31/2025 10 14 29 AM
Fees $13 00 Taxes $1,694 60

Davidson County
DEEDWARR
2 pgs

20251031-0086764

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $458,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF October, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 03, 2025

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
Robert Benning and Robin Hugens	New Owner	
(NAME)	(NAME)	120 09 0 153 00
1319 Winthorne Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, WE, **PAUL A. DUNLAP AND WIFE, LYNDA PAYNE DUNLAP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT BENNING AND ROBIN HUGENS, HUSBAND AND WIFE** , 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

Being Lot No. 5D-40 on the Plan of SECTION 5-D, GLENGARRY PARK, of record in Plat Book 3600, Page 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 5D-40 fronts 103.6 feet on the West side of Winthorne Drive, and runs back 144.5 feet on the North line and 157.6 feet on the South line to a dead line in the rear.

Being the same property conveyed to Lynda Payne Dunlap, by Warranty Deed from Harold E. Payne II, of record in Instrument No. 20111011-0078805, in the Register's Office of Davidson County, Tennessee, dated October 10, 2011, and recorded on October 11, 2011.

Being the same property conveyed to Paul A. Dunlap and wife, Lynda Payne Dunlap, as tenancy by the entirety, by Quitclaim Deed from Lynda Payne Dunlap, of record in Instrument No. 20111011-0078806, in the Register's Office of Davidson County, Tennessee, dated October 10, 2011, and recorded on October 11, 2011.

Linda Payne Dunlap, Lynda Payne Dunlap, Linda Gayle Payne Dunlap, are all names used to identify the same individual and one of the same person.

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.

unimproved _
This is improved x property, known as 1319 Winthorne Dr, Nashville, TN 37217
(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 29th day of October, 2025

PAUL A DUNLAP

LYNDA PAYNE DUNLAP
A/K/A LINDA PAYNE DUNLAP

STATE OF TENNESSEE
COUNTY OF MACON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul A Dunlap and Lynda Payne Dunlap, the bargainors, 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 29th day of October, 2025

Commission expires

MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY
My Commission Expires 3/5/2029

Notary Public

MO2025-1335