Karen Johnson Davidson County
Batch# 1396204 DEEDWARR
03/23/2026 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20260323-0022827

STATE OF ~~Tennessee~~ NC NORTH CAROLINA
COUNTY OF ~~Davidson~~ NC MECKLENBURG

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Dan F. Dunn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH day of March, 2026.

Christopher Barber
Notary Public
MY COMMISSION EXPIRES: 3/15/2028
File No. G26-25324

Mecklenburg County, North Carolina
Notary Public
Christopher Barber
My Commission Expires March 15, 2028

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ron Wills (NAME)	New Owner (NAME)	065-05-0-002.00
242 W Main Street, #120 (STREET ADDRESS)	(STREET ADDRESS)	
Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Dan F. Dunn, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ron Wills, a married man,** 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 Lot No. 375 on the Plan of Sherwood Forest, Section 4, of record in Book 4460, Pages 182 and 183, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Dan F. Dunn, Individually, by Quitclaim Deed from Danny F. Dunn and James P. Edwards Partnership, dated December 31, 1998 and recorded January 19, 1999 in Book 11300, Page 229 and the same property previously conveyed to Dan F. Dunn and James P. Edwards, a Partnership, by Quitclaim Deed from Danny F. Dunn and wife, Jennifer Dunn, dated March 12, 1985 and recorded March 14, 1985 in Book 6510, Page 152, Register's Office for Davidson County, Tennessee.

This is not nor ever been the marital residence of the Grantor.
Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4741 Kennysaw Drive, Old Hickory, TN 37138.

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. Whenever 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 20TH day of March, 2026.

Dan F. Dunn

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

On this 20TH day of March, 2026, before me personally appeared Dan F. Dunn, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20TH CWB 20TH day of March, 2026.

Mecklenburg County, North Carolina
Notary Public
Christopher Barber
My Commission Expires March 15, 2028

Notary Signature
My commission expires: 3/15/2028

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 03/20/2026 (date of document).

Affiant Signature

03/20/2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 20th day of March, 20 26.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29

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