This Instrument Prepared by:
Oath Law
1214 East 33rd Street
Tulsa, OK 74105

Taxes To:
Frank James Dunn Jr.
1000 Thistle Court
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 1397204 DEEDWARR
03/24/2026 03:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260324-0023482

TENNESSEE WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

KNOW ALL MEN BY THESE PRESENTS, that the grantor, **Frank J. Dunn Jr.**, an unmarried person whose address is: 1000 Thistle Court, Hendersonville, Tennessee 37075 for and in consideration of the sum of Ten and No/100 Dollars ($10.00) to me in hand paid and the receipt of which is hereby acknowledged, has granted, sold, and conveyed, and by these presents do grant, sell, and convey to the grantee, **Frank James Dunn Jr., Trustee of the Frank James Dunn Jr. Oath Trust, dated February 24, 2026, and any amendments thereto** (referred to herein as "Grantee" whether one or more), whose address is: 1000 Thistle Court, Hendersonville, Tennessee 37075, the following tract of land located in Davidson County, State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Section Twelve, Hermitage Hills of record in Plat Book 4675, Page 125, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of deed of record at Instrument No. 201902280018475, in the Register's Office of Davidson, Tennessee.

This conveyance is made by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor. This transfer constitutes a nontaxable exchange pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).

THIS CONVEYANCE is made subject to:
any and all restrictions, covenants, conditions and easements, if any, relating to the herein above described property, but only to the extent they are still in effect, shown of record in the herein above mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the herein above described property.

And the grantor will WARRANT the title against all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on March 24, 2026.

Frank J. Dunn Jr., GRANTOR

STATE OF TENNESSEE)
) ss.
COUNTY OF Williamson)

BURGESS EDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Frank J. Dunn Jr. , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged them to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Official Seal at office this March 24, 2026.

Notary
My commission expires:

My Commission Expires
October 4, 2027

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer is NONE.

Frank James Dunn Jr., AFFIANT

Sworn to and subscribed before me this March 24, 2026.

Notary
My commission expires:

My Commission Expires
October 4, 2027

(FOR RECORDING DATA ONLY)

Parcel Information: 074 04 0 100.00

Property Address:
8129 Bonnafair Drive, Hermitage, Tennessee 37076

Name and Address of the Property Owner:
Frank James Dunn Jr.
1000 Thistle Court, Hendersonville, Tennessee 37075

Tennessee Certification of Electronic Document

I, William Jenkins 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 3/24/26 (date of document).

Affiant Signature

3/24/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

BURGESS EDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
October 4, 2027

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