WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$700,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF March, 2026.

Notary Public
MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 1401381 DEEDWARR
04/02/2026 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20260402-0026604

File #26-TL-7185-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Samuel Cuyler Dunbar and Cuyler Allen Dunbar	**NEW OWNER**	
(NAME)	(NAME)	
7821 Highway 100		**156 00 0 094.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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,

JERRY D. FAIR, AN UNMARRIED PERSON,

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

SAMUEL CUYLER DUNBAR, A MARRIED PERSON, AND CUYLER ALLEN DUNBAR, A MARRIED PERSON, AS TENANTS IN COMMON,

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:

All that tract or parcel of land located in the 9th Civil District of Davidson County, Tennessee, on Highway 100, and being more particularly described as follows according to a survey and legal prepared by Phillip E. Holmes, Jr., Surveyor, RLS N. 1728, Volunteer Land Surveying Services, 1004 Grandview Drive, Nashville, Tennessee:

Beginning at the Northwesterly corner of Lot 1 on the plan of Frazier Bend, as of record in Plat Book 5060, Page 133: Thence North 53 degrees 45 minutes 00 seconds East 156.00 feet to a point; Thence South 43 degrees 45 minutes 00 seconds East 70.44 feet to an iron pin; Thence South 43 degrees 45 minutes 00 seconds East 209.56 feet to a point; Thence South 53 degrees 45 minutes 00 seconds West 156.00 feet to a point; Thence North 43 degrees 45 minutes 00 seconds East 280.00 feet to the Point of Beginning, containing 0.99 acres.

Being the same property conveyed to Jerry Dennis Fair and Blythe Cutler Fair, Co-Trustees of the Jerry D. Fair and Blythe Cutler Fair Living Trust, dated March 24, 1999, by Warranty Deed from William T. Caverly husband and Angelina M. Caverly, wife, of record in Instrument No. 20210107-0003365, in the Register's Office for Davidson County, Tennessee, dated January 4, 2021 and recorded on January 7, 2021.

Being the same property conveyed to Jerry Fair and Blythe Fair, Husband and Wife, by Quitclaim Deed from Jerry Dennis Fair and Blythe Cutler Fair, Co-Trustees of the Jerry D. Fair and Blythe Cutler Fair Living Trust, dated March 24, 1999, of record in Instrument No. 20211018-0139715, in the Register's Office for Davidson County, Tennessee, dated October 7, 2021 and recorded on October 18, 2021.

Being the same property conveyed to Jerry Dennis Fair and Blythe Cutler Fair, Co-Trustees of the Jerry D. Fair and Blythe Cutler Fair Living Trust, dated March 24, 1999, by Quitclaim Deed from Jerry Fair and Blythe Fair, Husband and Wife, of record in Instrument No. 20211018-0139717, in the Register's Office for Davidson County, Tennessee, dated October 7, 2021 and recorded on October 18, 2021.

Being the same property conveyed to Jerry D. Fair, by Quitclaim Deed from Jerry Dennis Fair and Blythe Cutler Fair, Co-Trustees of the Jerry D. Fair and Blythe Cutler Fair Living Trust, dated March 24, 1999, of record in Instrument No. 20260109-0002391, in the Register's Office for Davidson County, Tennessee, dated December 29, 2025 and recorded on January 9, 2026.

This conveyance is subject to:

* Property Taxes for the year 2026 and all subsequent years.
*Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FRAZIER BEND 1 LOT SUBDIVISION, as recorded in Plat Book 5060, Page(s) 133.
*Easement recorded in Book 5143, Page 915.
*Agreement for Dedication of Public Utilities Easement as set forth in instrument recorded in Instrument No. 20010803-0083222.
*Access Easement and Maintenance Agreement as set forth in instrument recorded in Instrument No. 20190123-0006386.
*No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein.

This is _____ **unimproved** ___**X**___ **improved** property known as: **7815 Highway 100, Nashville, TN 37221**.

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 **March, 2026**.

Jerry D. Fair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of March, 2026, before me personally appeared Jerry D. Fair, 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 30th day of March, 2026.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

True Copy Certification

I, **Jodi Jackson,** 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 this the 30 day of March, 2026.

Affiant Signature
Date 3/30/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of March, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

