WARRANTY DEED

The actual consideration or value for this transfer is $ 155,000.00 .

Dana Cunning
AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 18 day of JUNE 2026.

NOTARY PUBLIC
My Commission Expires: 01/24/2028

Karen Johnson Davidson County
Batch# 1435911 DEEDWARR
06/18/2026 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $573.50
20260618-0055544

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd, Old Hickory, TN 37138, 615-847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
DANA CUNNING 804 Lawrence St. Old Hickory, TN. 37138	New Owner	074.12.0 / 058.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by DANA CUNNING, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, DAWN ROBERTSON, a Married Woman, the GRANTOR herein, have bargained and sold, and by these presents do transfer, grant and convey unto:

DANA CUNNING, a Married Woman, the GRANTEE herein, her heirs and assigns in fee simple absolute, a certain tract or parcel of land located in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 627 on the Plan of Hermitage Hills, Section VI, as of record in Book 3300, page 10, Register's Office, for Davidson County, Tennessee

Said Lot No. 627 fronts 76.5 feet on the Southerly margin of Bonnawood Drive and runs back between lines measuring 146.2 feet ib the Westerly side and 139.85 feet on the Easterly side to a dead line in the rear on which it measures 83.7 feet.

Being all the same property conveyed to Howard N. Franklin and wife Edith S. Franklin by Deed from Joe Anderton and wife Marie Anderton dated Nov. 14, 1961 and of record in Book 3310, page 225, Register's Office for Davidson County, Tennessee. Edith S. Franklin died Sept. 22, 1997 leaving her surviving spouse, Howard N. Franklin as the surviving tenant by the entirety. Howard N. Franklin died, August 2, 2014, testate, Davidson Co. Probate Case # 16P-699, leaving his entire estate to his sole heirs, Dawn Robertson and Dana Cunning as as shown in the Probate Record and by Affidavit of Heirship of record as Instrument # 20150226-0016708, Register's Office for Davidson County, TN.

The above description is the same as in the previous deed of record.

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, her heirs and assigns, forever. I do covenant with the said GRANTEE that I am 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. I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Register's Office for DAVIDSON County, TN, or otherwise, as may affect the property, including the following:

Any Taxes due on the property which shall be paid by the Grantee.

This is improved property known as: 405 Bonnawood Dr., Hermitage, TN 37076.

Dawn Robertson, first being duly sworn, makes oath that the property described herein is not her primary residence, nor the residence of any dependant and that this conveyance in not made to defeat the rights of any third party.

Sworn to and Witness my hand this 18th day of JUNE, 2026.

DAWN ROBERTSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named DAWN ROBERTSON the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument, for the purposes therein contained.

Witness my hand and sworn to before me at Old Hickory, Tennessee this 18th day of JUNE, 2026.

NOTARY PUBLIC

My Commission Expires: 01/24/2028

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC SEAL AT LARGE DAVIDSON COUNTY, TENN.

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WARRANTY DEED

From:
DAWN ROBERTSON

To:
DANA CUNNING

20260618005[illegible]4

Property:
405 Bonnawood Dr.
Hermitage, TN 37076

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, Tennessee 37138
615-847-2000
johnny@LjeLaw.com

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 June 18 2026.

Leroy Johnston Ellis, IV, Affiant

June 18, 2026
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 18 day of June, 2026.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 09/05/2028

SEAL
CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com