Karen Johnson Davidson County
Batch# 1468864 DEEDWARR
09/04/2026 12:43:30 PM 5 pgs
Fees: $28.00 Taxes: $1,739.00
20260904-0082534

PREPARED BY and Return To:
Key Title and Escrow, LLC
406 Frazier Avenue
Ste. 110
Chattanooga, TN 37405

File number: TN-2026-406

Name and Address of New Owner & Send Tax Bills To:	**Map & Parcel No(s):**
Jason Shay and Irma Torres 4025 Lake Parkway Nashville, TN 37076	Property 1: 097-08-0-005 Key Title & Escrow, LLC's role is limited to preparing this Warranty Deed. Bell & Alexander Title Services, Inc. is responsible for the title examination and issuance of all title insurance policies. Nothing herein alters the Grantor's warranties of title.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **James Wayne Dunlap and Vesta Blanton Dunlap, husband and wife**, Grantor, has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jason E. Shay and Irma Torres, as tenants in common,** Grantee the following described real estate in Davidson County, Tennessee:

See attached Exhibit A

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18 day of August, 2026.

James Wayne Dunlap (SEAL)

Vesta Blanton Dunlap (SEAL)

STATE OF TENNESSEE
COUNTY OF HAMILTON

On this 18 day of August, 2026, before me personally appeared James Wayne Dunlap and Vesta Blanton Dunlap, 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 18 day of August, 2026.

LAUREN HAMPTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
04-04-2029
HAMILTON COUNTY

Notary Signature
My commission expires: 4/4/29

AFFIDAVIT OF VALUE

The actual consideration or value, whichever is greater for this transfer is $470,000.00.

Affiant (Buyer or Agent)

Subscribed and sworn to before me, this 25th day of August, 2026.

Notary Public

My commission expires: Jan 22, 2030

ANA MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2030
HAMILTON COUNTY

File No.: TN-2026-406

STATE OF TENNESSEE
COUNTY OF HAMILTON

On this 25th day of August, 2026, before me personally appeared Vanessa Shropshire, 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 25th day of August, 2026.

Notary Signature

My commission expires: Jan 22, 2030

ANA MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2030
HAMILTON COUNTY

202609040082534

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Section One, Lake Park, as of record in Book 4175, Page 134 and 135, Register's Office for said County, and described as follows:

Beginning at a point on the southerly margin of Lake Parkway, said point being the common point between Lot No. 7 and Lot No. 8 on said plan; thence, following the common boundary between Lot No. 7 and Lot No. 8 southerly 150.00 feet to a concrete monument; thence, S 15 degrees – 56 minutes W 131.97 feet to a point, said point being the common point between Lot No. 7 and Lot No. 9; thence, N 73 degrees – 05 minutes W 50.00 feet to a point, said point being the common point between Lot No. 7 and Lot No. 6; thence, following the common boundary between Lot No. 7 and Lot No. 6 North 222.68 feet to a point, said point being the common point between Lot No. 7 and Lot No. 6; thence, following the margin of Lake Parkway North 68 degrees – 00 minutes E 120.00 feet to the point of beginning.

Being the same property conveyed to James Wayne Dunlap and Vesta Blanton Dunlap, husband and wife, as tenants by the entirety, by Warranty Deed from Erin Michael Carlisle and Emma Carlisle, a married couple, dated 2/13/2024 and recorded 2/21/2024 in Instrument No. 20240221-0011815, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 8/18/26. (date of document).

Affiant Signature

8/27/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of August, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

