Karen Johnson Davidson County
Batch# 1477977 DEEDWARR
09/25/2026 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $2,830.50
20260925-0089158

WARRANTY DEED

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $765,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th DAY OF September, 2026

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 9/13/2028

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Audrey Lee Priddy	New owner	
(NAME)	(NAME)	
481 Broadwell Dr		160-08-0-058-00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **DALE RICHARD DUNN AND DOUGLAS LEE DUNN, CO-TRUSTEES OF BETTIE KAY DUNN REVOCABLE LIVING TRUST AGREEMENT DATED AUGUST 6, 1998,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AUDREY LEE PRIDDY, AN UNMARRIED WOMAN,** 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:

Situated in Davidson County, Tennessee, being Lot No. 67 on the Plan of Brentview Hills, as of record in Book 3300, Page 43-44, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Harry R. Dunn and wife, Bettie K. Dunn by Warranty Deed from N. C. Dunn, Jr. and wife, Ruth B. Dunn of record in Book 3615, Page 495, Register's Office for Davidson County, Tennessee, dated August 30, 1963 and recorded on August 30, 1963.
Being the same property conveyed to Bettie K. Dunn by Quitclaim Deed from Harry R. Dunn of record in Book 8088, Page 679, Register's Office for Davidson County, Tennessee, dated April 10, 1990 and recorded on April 16, 1990.

Being the same property conveyed to Bettie Kay Dunn, Trustee of the Bettie Kay Dunn Revocable Trust Agreement dated August 6, 1998 by Quitclaim Deed from Bettie K. Dunn of record in Book 11062, Page 582, Register's Office for Davidson County, Tennessee, dated August 11, 1998 and recorded on August 12, 1998.

Note: Bettie K. Dunn is deceased on or about April 23, 2021.

Harry R. Dunn, Jr. is deceased on or about September 10, 2025.

JS2026-1156

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 481 Broadwell Dr, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand this 24th day of September, 2026.

DOUGLAS LEE DUNN, CO-TRUSTEE

DALE RICHARD DUNN, CO-TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Douglas Lee Dunn and Dale Richard Dunn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are Co-Trustees of the Bettie Kay Dunn Revocable Living Trust dated August 6, 1998, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Co-Trustees of said Trust.

Witness my hand and official seal this 24th day of September, 2026.

Commission expires: 10/4/27

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

JS2026-1156

Certificate of Authenticity

I, Joshua A. Terry, 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 9/24/2026.

Affiant Signature – Joshua A. Terry

9/25/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/25/2026.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON