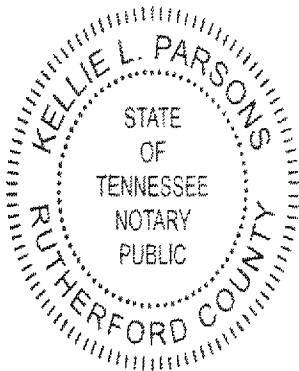


This instrument prepared by
And should be returned to:
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File Number: 3-19981-kp

Heather Dawbarn, Register
Rutherford County Tennessee
Rec #: 1202427 Instrument #: 2478330
Rec'd: 20.00 Recorded
State: 1805.60 1/3/2023 at 3:58 PM
Clerk: 1.00 in Record Book
Other: 2.00
Total: 1828.60 2309
Pages 3063-3066



STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever
is greater, for this transfer is **\$488,000.00**.
[Signature]
Affiant

Subscribed and sworn to before me, this the 3rd day
of January, 2023.
[Signature]
Notary Public
My Commission Expires: 9/16/23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robert Wadlington and Kristina Wadlington 7034 Almaville Road Arrington, TN 37014	Robert Wadlington and Kristina Wadlington 7034 Almaville Road Arrington, TN 37014	076 026.18

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Arlen R. Dunham**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Robert Wadlington and Kristina Wadlington, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Rutherford County, State of Tennessee, described as follows, to wit:

Being all of Lot No. 2 of A & B Dunham Two Lot Subdivision, according to survey and Plat of same appearing of record in Plat Cabinet 34, Page 172, in the Register's Office of Rutherford County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to Arlen R. Dunham and wife, Billie F. Dunham, by Quitclaim Deed from Diana Leigh Simmons (formerly Diana Leigh Sellers) and Stephen L. Simmons, of record in Record Book 882, Page 3841, in the Register's Office of Rutherford County, Tennessee, dated November 29, 2008 and recorded on December 01, 2008. Since Billie F. Dunham having died on July 21, 2021, leaving Arlen R. Dunham as surviving tenant by the entirety.

Being a part of the same property conveyed to Diana Leigh Sellers, by Quitclaim Deed from Steven T. Sellers, of record in Record Book 546, Page 3315, in the Register's Office of Rutherford County, Tennessee, dated December 05, 2000 and recorded September 23, 2005.

EXHIBIT "A"
TO WARRANTY DEED
From: Arlen R. Dunham
To: Robert Wadlington and Kristina Wadlington

STATE OF TENNESSEE
COUNTY OF Luxford

The undersigned Affiant, being first duly sworn, deposes and says as follows:

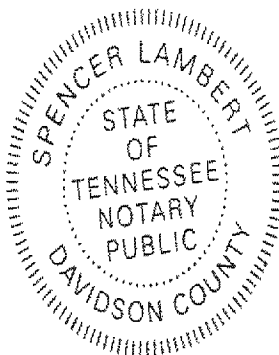
1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.
2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.
3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Deamafynne Wells
Affiant

WITNESS my hand and seal at office this 3rd day of January, 2023.

SL
Notary Public
My Commission Expires: 11/6/2024



WARRANTY DEED POA

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 January 3, 2023.

Tori Cole

Affiant Signature

Date: January 3, 2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this January 3, 2023.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-6-2024

Notary's Seal

