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THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210736361

Karen Johnson Davidson County
Batch# 709536 DEEDWARR
09/02/2021 12:46:01 PM 2 pgs
Fees: $13.00 Taxes: $1,554.00
20210902-0118534

DAVIDSON COUNTY GEORGETTE R. KENNEDY NOTARY PUBLIC TENNESSEE STATE OF

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value, whichever is greater, for this transfer is: $420,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of September, 2021.

Georgette R Kennedy
Notary Public
My Commission Expires: 01-06-25

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Devon McCormick and Kayla McCormick 8025 Settlers Way Nashville TN 37221	Colten Mortgage 10021 S. Syracuse Way Suite 104 Greenwood Village, CO 80111	Tax Parcel ID No. 126 15 0A 069.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Adam Trundle and Julie Trundle, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kayla Ruth McCormick and Devon Matthew McCormick, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 281 on the Plan of Phase One, Boone Trace at Biltmore, of record in Plat Book 7900, Page 667, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Adam Trundle and Julie Trundle, husband and wife, by Quitclaim Deed from Adam Trundle and Julie Christiansen (nka, Julie Trundle), of record in Instrument No. 20130703-0069161, in the Register's Office of Davidson County, Tennessee, dated June 26, 2013 and recorded on July 03, 2013.

Being the same property conveyed to Adam Trundle and Julie Christiansen, Joint Tenants with Rights of Survivorship, by Warranty Deed from John J. Keith and Frieda L. Keith, husband and wife, of record in Instrument No. 20090624-0058700, in the Register's Office of Davidson County, Tennessee, dated June 19, 2009 and recorded on June 24, 2009.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

This is improved property located at 8025 Settlers Way Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of September, 2021.

Adam Trundle

Julie Trundle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Adam Trundle and Julie Trundle, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of September, 2021.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY