This Instrument prepared by:
Brokers Escrow Services, Inc.
200 Nashboro Blvd, PO Box 17116
Nashville, TN 37217

ADDRESS NEW OWNER:
Carol Jeanette Nunley
6360 Eatons Creek
Joelton, TN 37080

Karen Johnson Davidson County
Batch# 719124 DEEDWARR
09/17/2021 10:40:30 AM 2 pgs
Fees: $13.00 Taxes: $1,183.63
20210917-0125166

SEND TAX BILL TO: MORTGAGEE:
CalCon Mutual Mortgage LLC dba OneTrust Home Loans
3131 Camion Del Rio N, Suite 1680
San Diego, CA 92108

MAP 022000006.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Steven Arnold Nunley, Kevin Trent Nunley, and Alicia Faye Hunter,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Carol Jeanette Nunley, Cathy Osborne, and Clayton T. Nunley**, as joint tenants, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the (then) 14th Civil District of Davidson County, Tennessee, and more particularly described according to surveys by Ralph W.C. Lambert, Surveyor, dated September 10, 1961 and June 10, 1971, as follows as now located (formerly Germantown Road);
Beginning at an iron spike in the center line of Eaton's Creek Road, which point is 940 feet easterly from the center line of Binkley Road; thence along the center of Eaton's Creek Road as follows: 10 degrees, 5' West 82 feet; South 15 degrees 45' 28 feet to the corner of the James Butler property; thence leaving said road and with Butler line South 61 degrees 45 feet east 320 feet to a point thence North 27 degrees 30 feet East 210 feet to Franklin property; thence North 60 degrees 336.1 feet to the point of the beginning.

Being the same property conveyed to Alice Faye Nunley, by deed dated December 15, 2009 from Kevin Trent Nunley, of record in Instrument No. 20091216-0114484, Register Office for Davidson County, Tennessee. Alice Faye Nunley having since died November 10, 2019, testate, her Will being filed in the Seventh Circuit Court for Davidson County, Tennessee in Docket Number 21P319, devising said real property in equal one-third (1/3) shares to Steven Arnold Nunley, Kevin Trent Nunley, and Pamela Hunter. Pamela Hunter predeceased Alice Faye Nunley, leaving her one-third (1/3) share to Alicia Faye Hunter as her only heir per stirpes. The Last Will is of record in Instrument No. 202109170125165 and Final Order for Muniment of Title is of record in Instrument No. 202109170125164 Register's Office for Davidson County, Tennessee.

This is improved property known as 6360 Eatons Creek, Joelton, Tennessee 37080.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:
Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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.

WITNESS our hands this the 13th day of September, 2021.

Steven Arnold Nunley

Kevin Trent Nunley

Alicia Faye Hunter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Steven Arnold Nunley, Kevin Trent Nunley, and Alicia Faye Hunter,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within Warranty Deed.

WITNESS my hand and official seal at office this 13th day of September, 2021.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MAY 6, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $319,900.00.

AFFIANT

Subscribed and sworn to before me on this 13th day of September, 2021.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MAY 6, 2023

CERTIFICATION

I, Rebecca Waynick, do hereby make oath that I am a licensed attorney 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 September 13, 2021.

Affiant Signature 9/13/2021

State of Tennessee; County of Davidson
Sworn to and subscribed before me on this 13th day of September, 2021,

Notary Public
My Commission Expires:

TONI RUTGERSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES JULY 09, 2024