This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20216114 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$365,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 30th day of November, 2021. Notary Public My Commission Expires: 2/20/23

STATE OF TENNESSEE NOTARY PUBLIC CASSIE LOVVORN WILLIAMSON COUNTY

WARRANTY DEED

Karen Johnson Davidson County
Batch# 764359 DEEDWARR
12/01/2021 11:53:19 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20211201-0158714

THIS INDENTURE, made this 29th day of November, 2021, among:

MCKENZIE HUNGATE AND LAUREN HUNGATE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

ANTHONY BUENGER, Married Man

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 301, on the Plan of Section Five, Caldwell County Estates, of record in Plat Book 3300, Page 16, Register's Office for said County, to which plan reference is hereby made for a more complete description. Included in the above description but excluded there from is that portion described as follows:

Beginning at a point, said point being the Southern property line and 25 feet from the centerline of Edmondson Pike, thence along said property line North 47 degrees 19' West for 5 feet to a point; thence North 42 degrees 41' East for 90 feet to a point on the common property line of parcel 56 on map #147-10, and parcel #57 on Map #147-10; thence along said property line South 47 degrees 19 minutes East for 5 feet to a point; thence along the existing right of way line of Edmondson Pike South 42 degrees 41' West 90 feet to the point of beginning and containing therein an area of 450 square feet, more or less.

Being the same property conveyed to McKenzie Hungate and Lauren Hungate by Warranty deed from Ryan Fulton Jones, unmarried, and Subrey Rene Jones, unmarried, and Sandra Jones, unmarried of record in Instrument No. 20191016-0106054 Register's Office for Davidson County, Tennessee, dated October 15, 2019 and recorded on October 16, 2019.

Being also known as 5029 Edmondson Pike Nashville, Tennessee 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

McKenzie Hungate

Lauren Hungate

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, McKenzie Hungate and Lauren Hungate, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of November, 2021.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Anthony Buenger
Address: 5029 Edmondson Pike
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: Veterans United Home Loans
Address: 1400 Veterans United Dr.
City, State, Zip: Columbia, MO 65203

Tax ID: 147-10-0-056.00