This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Sullivan

Actual consideration or value, whichever is greater is $225,000.00.

Affiant

REBECCA A. THEALL
STATE OF TENNESSEE NOTARY PUBLIC
SULLIVAN COUNTY

Subscribed and sworn before me this the 14th day of January, 2022.

Notary Public
My commission expires: 1/26/25

Karen Johnson Davidson County
Batch# 796336 DEEDWARR
01/27/2022 12:48:30 PM 4 pgs
Fees: $23.00 Taxes: $832.50
20220127-0010023

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Corey Lavinder 2934 Ironwood Drive Nashville, TN 37214	101A Clay Street #101 San Francisco CA 94111 Attn: Danielle Rivas	096-06-0 163.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WILLIAM T. NUNES A/K/A WILLIAM THEODORE NUNES, JR., hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to COREY LAVINDER, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows: UNMARRIED WTN

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Cloverhill, Section 2, of record in Book 2133, Page 46, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Matthew G. Nunes, unmarried, by Warranty Deed dated 09/08/1989, from Mildred B. Staley, a widow, of record in Book 7934, Page 481, in the Register's Office of Davidson County, Tennessee.

Pursuant to Affidavit of Inheritance of record in Instrument No. 20130529-0053891, said Register's Office, the said Matthew G. Nunes a/k/a Matthew Graham Nunes having since died testate on 05/25/2012. Pursuant to his will, subject property was devised to William Theodore Nunes, Jr. a/k/a William T. Nunes as the sole residuary beneficiary. See also Probate Case No. 12P-1416, Seventh Circuit Court of Davidson County, State of Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2934 Ironwood Drive, Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

WTN

Witness my hand this the 14th day of January, 2022.

William Theodore Nunes, Jr.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William T. Nunes a/k/a William Theodore Nunes, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of January, 2022.

My commission expires:

7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Williamson

Come the affiants, William Theodore Nunes, Jr., being first duly sworn according to law, and being of lawful age, hereby swear to the following of their own free will and based upon their personal knowledge and familiarity:

1. William Theodore Nunes, Jr. and William T. Nunes are one and the same person.

Further, affiants saith not.

William Theodore Nunes, Jr. 1.14.22 DATE

Subscribed and sworn to before me this 14th day of January, 2022.

My Commission Expires:
7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, William Theodore Nunes, Jr., to me known to be the person described in, or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

My Commission Expires:
7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATION

I, Rebecca A. Theall, do hereby make oath that I am a licensed attorney and/or 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 19 2022 (date of document).

Rebecca A Theall

Affiant Signature

January 19 2022

Date

STATE OF TENNESSEE
COUNTY OF SULLIVAN

Sworn to and subscribed before me this 19 day of January, 2022.

Bridget Hendricks

Notary's Signature

MY COMMISSION EXPIRES: 5/13/2024

