Karen Johnson Davidson County
Batch# 811006 DEEDWARR
02/24/2022 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20220224-0021119

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 Williamson

Actual consideration or value, whichever is greater is $475,000.00.

Affiant

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

Notary Public
My commission expires: July 9, 2022

RACHEL GIVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
D Moody Gunter	Fifth Third Bank, National Association	106-05-0A 010.00
208 Walden Village Lane	5001 Kingsley Drive MD:1MOBA8	
Nashville, TN 37210	Cincinnati, OH 45227	

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, STEPHEN M. PUSEY AND GAIL V. PUSEY, HUSBAND AND WIE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to D MOODY GUNTER AKA DWIGHT MOODY GUNTER AND NINA G GUNTER, HUSBAND AND WIFE, 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:

Land in Davidson County, Tennessee, being Unit 10 as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Walden Village, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20151204-0122320; and as corrected in Instrument No. 20160201-0009720, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Stephen M. Pusey and Gail V. Pusey, husband and wie, by deed dated 09/09/2016, from Parkside Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20160919-0097881, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 208 Walden Village Lane, Nashville, TN 37210.

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.

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

Stephen M. Pusey

Gail V. Pusey

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stephen M. Pusey and Gail V. Pusey, 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 February, 2022.

My commission expires: 9/18/22

CAYLEE MCCANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 18, 2022

Notary Public

Tennessee Certification of Electronic Document

I, Benjamin Seamon, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a certified true and exact copy of the original document executed and authenticated according to law on 2-14-22.

Affiant Signature

2-14-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 14 day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY