Karen Johnson Davidson County
Batch# 827320 DEEDWARR
03/23/2022 01:53:30 PM 5 pgs
Fees: $28.00 Taxes: $1,184.00
20220323-0033527

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36897-01-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $320,000.00. Affiant 3/8/22 Subscribed and sworn to before me this 8th day of March, 2022. Notary Public My Commission Expires: 10/2/23

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Douglas Kuntz, Suzanne G. Thurman Kuntz 5907 Port Anadarko Trail Hermitage, TN 37076	New Owners 5907 Port Anadarko Tr. Hermitage, TN 37076	Map and Parcel No.: 098 010 038.00

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, **Strive Properties, LLC, a Tennessee limited liability company, and DGI Properties, LLC, a Tennessee limited liability company, and Colson Services, LLC, a Tennessee limited liability company** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Douglas Kuntz and Suzanne G. Thurman Kuntz, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5907 Port Anadarko Trail, Hermitage, TN 37076.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 8th day of March, 2022.

Strive Properties, LLC, a Tennessee limited liability company

BY: _____
Joshua C. Wilson, Authorized Member

DGI Properties, LLC, a Tennessee limited liability company

BY: The Donna Jenee HySmith Revocable Living Trust, dated May 31, 2017, Sole Member

BY: _____, Trustee
David Vernich, Trustee

Colson Services, LLC, a Tennessee limited liability company

BY: _____, Sole Member
David Vernich, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Joshua C. Wilson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Authorized Member of Strive Properties, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of March, 2022.

_____
Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named David Vernich, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of The Donna Jenee HySmith Revocable Living Trust, dated May 31, 2017 of DGI Properties, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of March, 2022.



Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named David Vernich, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Sole Member of Colson Services, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of March, 2022.

Notary Public

My Commission Expires:

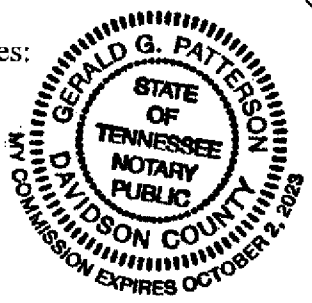


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 211, on the map entitled ReSubdivision of Lots 211, 212, 213, 214, 214-A & 214- B, Lake Park, Section 4, of record in Plat Book 5190, page 15, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Strive Properties, LLC, a Tennessee limited liability company, Colson Services, LLC, a Tennessee limited liability company and DGI Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Kenneth Lynn Partridge, Married, of record in Instrument No. 20170329-0030610, in the Register's Office of Davidson County, Tennessee, dated March 29, 2017 and recorded on March 29, 2017.

This conveyance is made subject to:

1. 2022 City/County Taxes which have been prorated by the parties and assumed by the Grantee.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ReSubdivision of Lots 211, 212, 213, 214, 214-A & 214- B, Lake Park, Section 4, as recorded in Plat Book 5190, Page(s) 15.

4. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4787, Page 516; Book 5018, Page 625 and Book 5063, Page 369.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 3/8/22

GEORGE E. MUDTER, JR.
Dated 3/8/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature Dated 3/8/22
My Commission Expires: 10/2/2023
Notary Seal:

