Karen Johnson Davidson County
Batch# 840297 DEEDWARR
04/18/2022 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $2,871.20
20220418-0043910

KAZ ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-07-2025

STATE OF Tennessee }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $776,000.00

Megan Paulin
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 7th DAY OF April, 2022.

NOTARY PUBLIC
My Commission expires:

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 22030036

Address of New Owner
Michael Richard Bunce and
Sherry Lee Bunce
4176 Creek Trail Drive
Whites Creek, TN 37189

Send Tax Bills To:
Same

Tax Information:
041-05-0-010.00

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Kenneth Shawn Lee and wife, Kimberly F. Lee,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Michael Richard Bunce and Sherry Lee Bunce, a married couple,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Creek Trail Subdivision, a plat of which is of record in Book 7900, Pages 261-262, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Kenneth Shawn Lee and wife, Kimberly F. Lee, by Warranty Deed from Khushru H. Frenchman and wife, Rita K. Frenchman, dated 12/16/2004 and recorded on 12/21/2004 in Instrument No. 20041221-0151836, Register's Office for Davidson County, Tennessee.

This is property generally located:
4176 Creek Trail Drive, Whites Creek, TN 37189

SUBJECT TO THE FOLLOWING:

1. 2022 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Plat Book 7900, Pages 261-262, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7762, Page 422, and amended in Instrument No. 20131106-0115208, and Instrument No. 20200306-0025516, said Register's Office.
4. Easement(s) of record in Book 9197, Page 65, Book 9197, Page 68, Book 9197, Page 71, Book 9197, Page 74, and Book 9330, Page 161, said Register's Office.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/their 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.

IN WITNESS WHEREOF, **Kenneth Shawn Lee and Kimberly F. Lee** has/have caused this instrument to be executed, this the 6 day of April, 2022.

Kenneth Shawn Lee

Kimberly F. Lee

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Kenneth Shawn Lee and Kimberly F. Lee,** 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.

This the 6 day of April, 2022.

My commission Expires: 8.27.22

NOTARY PUBLIC

DANA L. AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

I, **Kaz Arbogast,** 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 true and exact copy of the original document executed and authenticated according to law on this the 7th day of April, 2022.

Affiant Signature
Date 04/ 7th /2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 7th day of April, 2022.

Notary's Signature
MY COMMISSION EXPIRES: _____

