Karen Johnson Davidson County
Batch# 856072 DEEDWARR
05/16/2022 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20220516-0056039

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-7534-2022

WARRANTY DEED

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

Rebecca L. Swann
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of May, 2022

Eliza Whitfield
NOTARY PUBLIC

My commission expires: 5-5-2025

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathy Wynn and Henry Wynn 1042 Horseshoe Dr Nashville, TN 37216	Legacy Home Loans LLC 1026 Stearman Drive Suite 6 White House, TN 37188	061-14-0-068

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED TEN THOUSAND AND 00/100 Dollars ($510,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ANDREW BUNEL**, single, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KATHY WYNN AND HENRY WYNN**, wife and husband, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Map of Locust Grove Estates, as of record in Book 1424, page 11, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Andrew Bunel from Dana R. Jackson, unmarried, by Warranty Deed dated March 22, 2021 and recorded March 23, 2021 in Instrument #20210323-0038507, said Register's Office.

Being the same property conveyed to Dana R. Jackson from Alice P. McCulley by Quitclaim Deed dated March 3, 2008 and recorded March 6, 2008 in Instrument #20080306-0022707, said Register's Office.

Being the same property conveyed to Alice P. McCulley, individually, from Alice P. McCulley, Trustee, by Quitclaim Deed dated September 3, 1992 and recorded September 8, 1992 in Book 8724, page 110, said Register's Office.

Being the same property conveyed to Alice P. McCulley, Trustee, from H.A. Flynn, Jr., by Warranty Deed dated July 22, 1992 and recorded July 23, 1992 in Book 8682, page 299, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 1042 Horseshoe Drive, Nashville, TN 37216

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2022 property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 4th day of May, 2022

GRANTOR(S)

Andrew Bunel

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Andrew Bunel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 4 day of May, 2022

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-27-2022

Notary Public

Jennifer L. Pennell
Printed Notary Name

My commission expires: _____

Tennessee Certification of Electronic Document

I, Steven T. Mortis, 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 05/06/2022 ____ (date of ~~document~~).

Affiant Signature

05/06/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 6 day of May, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025