WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,050,000.00.

Affiant

Subscribed and sworn to me on May 11, 2022.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 05, 2025

KORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker, Esq.
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #35779

NAME/ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP – PARCEL
Jameson Bundy and Amanda Bundy 309 Dillehay Court Nashville, TN 37211	NEW OWNER(S)	172-10-0B-143.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Cathy Bui, unmarried**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Jameson Bundy and Amanda Bundy, husband and wife**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Final Plat Christiansted Valley, Phase Three, Cluster Lot Subdivision of record in Plat at Instrument No. 20060316-0030458, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cathy Bui by Quitclaim Deed from Trissa Tuyen Bui, a single woman, and recorded on April 26, 2018 as Instrument No. 20180426-0039584, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2022 property taxes which have been prorated by the parties and assumed by the Grantee(s), and taxes or special assessments which are not shown as existing liens by the public records.
2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 19991221-0305559 as amended in Instrument No. 20000728-0074515, and supplemented in Instrument No. 20070206-0015266, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 858452 DEEDWARR
05/19/2022 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20220519-0057892

3. Charter for Christiansted Valley of record in Instrument No. 19991221-0305560 and Instrument No. 19991221-0305561, Register's Office for Davidson County, Tennessee.
4. Quitclaim Deed for Common Area of record in Instrument Number 20151001-0099630, in the Register's Office for Davidson County, Tennessee.
5. 50-Foot Easement of record in Book 4780, page 611, Register's Office for Davidson County, Tennessee.
6. Easement and Joint Roadway Use and Maintenance Agreement of record in Book 5707, page 706 and amended in Book 5720, page 183, Register's Office for Davidson County, Tennessee.
7. Stormwater Detention Agreements of record in Book 11628, page 8 and Instrument No. 20050607-0065120, Register's Office for Davidson County, Tennessee.
8. Dedication of easement and Maintenance Agreement for Sewage Pumps, Service Line, Ingress/Egress and Appurtenances of record in Instrument Number 20160919-0098067, in the Register's Office for Davidson County, Tennessee.
9. Christiansted Valley Homeowners Association, Inc., Rules and Regulations and Classification of record as Instrument No.20170602-0055138, said Register's Office.
10. The rights of others in and to the common areas and/or elements.

BEING ☐ unimproved ☒ improved property known as:

309 Dillehay Court, Nashville, TN 37211

(House Number) (Street) (City or Town) (State) (Zip)

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 and assigns, forever, and GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

WITNESS my/our hand(s) this 11th day of May, 2022.

05/11/22

Cathy Bui

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

Before me personally appeared Cathy Bui to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that (s)he executed the same as her free act and deed.

Witness my hand and official seal on May 11, 2022.

NOTARY PUBLIC

My Commission Expires: 5/5/25

TODD A. BRICKER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires May 05, 2025

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 5/11/22 (date of document).

Jennifer L. Pennell

5/12/22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 12 day of May, 2022.

Katherine Warren
Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

