Karen Johnson Davidson County
Batch# 990340 DEEDWARR
04/11/2023 08:01:30 AM 4 pgs
Fees: $23.00 Taxes: $998.63
20230411-0026118

Prepared By & Return To:
Tennessee Title Services LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MQ-23-1143

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of April, 2023

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Arily Michele Kunkle and Andrew John Kunkle 710 Cheryl Avenue Madison, TN 37115	NEW OWNER	052-02-0-141

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,
Martin Joseph Crum, Surviving Trustee of The Martin Joseph Crum and Tanya Merle Crum Revocable Living Trust dated July 12, 2012, as amended and restated by that certain Amended Revocable Living Trust Agreement dated July 27, 2012, as amended and restated by that certain Amended Revocable Living Trust Agreement dated August 17, 2015 and amended and restated by that certain Amended Revocable Living Trust Agreement dated June 5, 2018
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Arily Michele Kunkle and Andrew John Kunkle, wife and husband
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 27 and the west 15 feet of Lot No. 26 of Block "B" on the Revised Maps of Rainbow Terrace Subdivision, as of record in Book 1130, Page 85, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Martin J. Crum and wife, Minnagene B. Crum by Warranty Deed from Kellie A. Earls, formerly Kellie Ann Bruner, and husband, Gary W. Earls of record in Book 10112, page 98, Register's Office for Davidson County, Tennessee, dated June 28, 1996 and

recorded on July 05, 1996.

Being the same property conveyed to Martin Crum, a married person by Quitclaim Deed from Martin J. Crum and Minnagene B. Crum of record in Book 11504, page 805, Register's Office for Davidson County, Tennessee, dated May 18, 1999 and recorded on June 01, 1999.

Being a portion of the same property conveyed to Martin Joseph Crum and/or Tanya Merle Crum as Trustees of the Martin Joseph Crum and Tanya Merle Crum Revocable Living Trust Agreement dated July 12, 2012 by Quitclaim Deed from Martin Crum (aka Martin J. Crum, aka Martin Joseph Crum) and Tanya Crum (aka Tanya M. Crum, aka Tanya Merle Crum) of record in Instrument No. 20120713-0061850 Register's Office for Davidson County, Tennessee, dated July 12, 2012 and recorded on July 13, 2012.

Being the same property conveyed to Martin Joseph Crum and wife, Tanya Merle Crum by Quitclaim Deed from Martin Joseph Crum and Tanya Merle Crum as Trustees of the Martin Joseph Crum and Tanya Merle Crum Revocable Living Trust dated 07/12/2012 of record in Instrument No. 20121012-0093740 Register's Office for Davidson County, Tennessee, dated October 10, 2012 and recorded on October 12, 2012.

Being the same property conveyed to Martin Joseph Crum and Tanya Merle Crum as Trustees of the Martin Joseph Crum and Tanya Merle Crum Revocable Living Trust dated 07/12/2012 by Quitclaim Deed from Martin Joseph Crum and wife, Tanya Merle Crum of record in Instrument No. 20121019-0096241 Register's Office for Davidson County, Tennessee, dated October 19, 2012 and recorded on October 19, 2012. The said Tanya Merle Crum having passed on March 17, 2019, leaving Martin Joseph Crum as Trustee of the Martin Joseph Crum and Tanya Merle Crum Revocable Living Trust dated 07/12/2012.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.
This is improved property known as: 710 Cheryl Avenue, Madison, TN 37115

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 we so covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, 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.

Dated this the 10th day of April, 2023.

Martin Joseph Crum, Trustee of The Martin Joseph Crum and Tanya Merle Crum Revocable Living Trust dated July 12, 2012, as amended and restated by that certain Amended Revocable Living Trust Agreement dated July 27, 2012, as amended and restated by that certain Amended Revocable Living Trust Agreement dated August 17, 2015 and amended and restated by that certain Amended Revocable Living Trust Agreement dated June 5, 2018

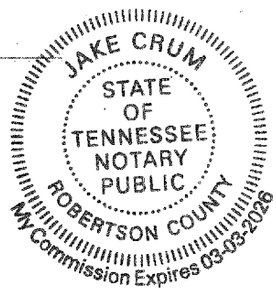
By: Martin Joseph Crum, Surviving Trustee
Martin Joseph Crum, Surviving Trustee

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Robertson

On this 10th day of April, 2023, before me personally appeared Martin Joseph Crum, surviving Trustee of Martin Joseph Crum, Surviving Trustee of The Martin Joseph Crum and Tanya Merle Crum Revocable Living Trust dated July 12, 2012, as amended and restated by that certain Amended Revocable Living Trust Agreement dated July 27, 2012, as amended and restated by that certain Amended Revocable Living Trust Agreement dated August 17, 2015 and amended and restated by that certain Amended Revocable Living Trust Agreement dated June 5, 2018, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of April, 2023.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 April 10, 2023.

Date

Affiant Signature

4/10/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10th day of April, 2023.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-08-2024