This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Montgomery

Actual consideration or value, whichever is greater is $433,000.00.

Affiant

Subscribed and sworn before me this the 22 day of May, 2023.

Notary Public
My commission expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1006260 DEEDWARR
05/22/2023 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,602.10
20230522-0038539

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Leslie Kunze and Stephen Ginn 5302 Missionary Way Brentwood, TN 37027	New Owner	181-10-0E 095.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KENTON LOCKE ST. JOHN AND SYDNEY REED ST. JOHN, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LESLIE KUNZE, AN UNMARRIED WOMAN, AND STEPHEN GINN, AN UNMARRIED MAN, as tenants in common with rights of survivorship, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plat of High Point, Phase I, Section 3, of record as Instrument No. 20120507-0039277, in the register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete and accurate description.

Being the same property conveyed to Kenton Locke St. John and Sydney Reed St. John, husband and wife, by deed dated 11/08/2021, from Locke St. John and Joy St. John, both unmarried, as joint tenants with rights of survivorship, of record in Instrument No. 20211118-0153617, Register's Office for said County.

Also being the same property conveyed to Locke St. John and Joy St. John, both unmarried, as joint tenants with rights of survivorship, by deed dated 05/01/2018, from Lauren Jade Beazley, unmarried, of record in Instrument No. 20180503-0042452, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5302 Missionary Way, Brentwood, TN 37027.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 17 day of May, 2023.

Kenton Locke St. John

Sydney Reed St. John

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kenton Locke St. John and Sydney Reed St. John, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17 day of May, 2023.

My commission expires: 8/9/2026

Gail Arrow
Notary Public

GAIL ARROW
Notary Public
Alabama State at Large

Certificate of Authenticity

I, Joshua A. Terry, 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 5/17/2023.

Affiant Signature – Joshua A. Terry

5/22/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/22/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON