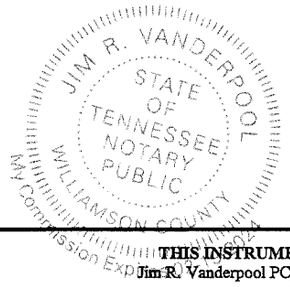
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,145,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF MAY, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/19/24

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 23-2928LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Zachary Taylor Sibert and Kristina Rechter Sibert	Pinnacle Bank	
2312 Vaulx Lane, Unit A	150 3rd Avenue South, Ste 100	
Nashville, TN 37204-2626	Nashville TN 37201	105 13 0X 001.00

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, WE, **STEVEN HUNTER AND RHONDA HUNTER, TRUSTEES OF THE STEVEN AND RHONDA HUNTER LIVING TRUST DATED OCTOBER 29, 2018,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZACHARY TAYLOR SIBERT AND KRISTINA RECHTER SIBERT, HUSBAND AND WIFE,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 2312 Vaulx Commons, A Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2312 Vaulx Commons, A Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument No. 20140611-0050867, in the Registers office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Steven Hunter and Rhonda Hunter, Trustees of the Steven and Rhonda Hunter Living Trust dated October 29, 2018, by Quitclaim Deed from Steven Hunter and Rhonda Hunter, of record in Instrument No. 20181213-0121544, in the Registers Office of Davidson County, Tennessee, dated October 29, 2018 and recorded on December 13, 2018.

Being the same property conveyed to Steven Hunter and Rhonda Hunter, husband and wife, by Warranty Deed from TN Coolyst Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20150812-0080582, in the Registers Office of Davidson County, Tennessee, dated August 10, 2015 and recorded on August 12, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B. Taxes and assessments for the year 2023 and subsequent years, not yet due and payable. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Joseph Knowles' Subdivision of Block "D" in C.D. Elliott's Plan, as recorded in Plat Book 332, Page(s) 48. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140611-0050867. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 11701, Page 819.

Karen Johnson Davidson County
Batch# 1008750 DEEDWARR
05/30/2023 11:37:30 AM 2 pgs
Fees: $13.00 Taxes: $4,236.50
20230530-0040511

This is improved property known as 2312 Vaulx Lane, Unit A, Nashville, TN 37204-2626

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness our hand on the 24th day of May, 2023.

Steven and Rhonda Hunter Living Trust,

dated October 29, 2018

Steven Hunter, Trustee

Steven Hunter, Trustee

Rhonda Hunter, trustee

Rhonda Hunter, Trustee

STATE OF WASHINGTON

COUNTY OF King

Personally appeared before me, a Notary Public of said County and State, STEVEN HUNTER AND RHONDA HUNTER, TRUSTEES OF THE STEVEN AND RHONDA HUNTER LIVING TRUST DATED OCTOBER 29, 2018 RHONDA HUNTER, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Burien, Washington, this 24th day of May, 2023.

RoxAnne Lee Kruger Monahan

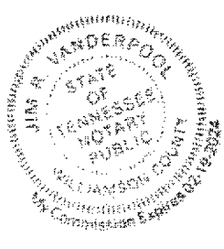
Notary Public RoxAnne Lee Kruger Monahan
Notary Public, Washington State

My Commission Expires: 06/05/2023



I Lisa Allard, 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 May 30, 2023.

Lisa Allard, Affiant May 30, 2023



State of Tennessee **County of Williamson**
Sworn to and subscribed before me this May 30, 2023.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024