Karen Johnson Davidson County
Batch# 1013105 DEEDWARR
06/09/2023 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,935.10
20230609-0043908

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P23-13940-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 523,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF June, 2023. Notary Public MY COMMISSION EXPIRES: 4/13/24 (AFFIX SEAL)

KAYLA TABOR NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryan Wunder and Laura Wunder	New Owners	
636 Sugar Mill Drive		181-01-0B-081.00-CO
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Jeremy Cacho and Amy Cacho, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bryan Wunder and Laura Wunder, 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:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Section Two, Addition to Sugar Valley, RS10 Cluster Lot Subdivision of record in Plat at Instrument No. 20040622-0073636, 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 Jeremy Cacho, an unmarried man and Amy Brewer, an unmarried woman, as joint tenants with rights of survivorship by Warranty deed from Dennis E. Dreblow and Mary Pat F. Dreblow, husband and wife of record in Instrument No. 20180417-0035997 Register's Office for Davidson County, Tennessee, dated April 16, 2018 and recorded on April 17, 2018.

Amy Brewer and Amy Cacho are one and the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **636 Sugar Mill Drive, Nashville, TN 37211**

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 do 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.

Witness our hands this the 7th day of June, 2023.

Jeremy Cacho

Amy Cacho

STATE OF South Carolina
COUNTY OF Horry

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeremy Cacho,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 7th day of June, 2023.

My Commission expires: July 5, 2029

Paula A. Graham
Notary Public

PAULA A. GRAHAM
Notary Public
State of South Carolina
My Commission Expires Jul 5, 2029

STATE OF South Carolina
COUNTY OF Horry

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amy Cacho,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 7th day of June, 2023.

My Commission expires: July 5, 2029

Paula A. Graham
Notary Public

PAULA A. GRAHAM
Notary Public
State of South Carolina
My Commission Expires Jul 5, 2029

I, J. Trent Lehman, 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 6/7/23 (date of document).

Affiant Signature

6/8/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8th day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/28/26

Notary's Seal (if on paper)

