BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

POLLY E. LAVIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 07-21-2026

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 BEFORE ME, THIS THE 27th DAY OF JULY, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

LR-AR-23-5417-04

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Daniel Stunkel and Kimberly Stunkel	Guaranteed Rate, Inc	
(NAME)	(NAME)	**160-08-0C-004.00-CO**
5417 Trousdale Drive (Lot 4)	3940 N. Ravenwood Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Chicago, IL 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BNA DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KIMBERLY STUNKEL AND DANIEL STUNKEL, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 4 on the Plan of Final Plat, Brentwood Branch, Cluster Lot Subdivision of record in Plat at Instrument No 20210225-0023477, 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 a portion of the same property conveyed to BNA Development LLC by Warranty Deed from Michael Yates and wife Sharon K Yates of record in Instrument No 20180316-0025083 Register's Office for Davidson County, Tennessee, dated March 15, 2018 and recorded on March 16, 2018

This conveyance is subject to
- Taxes for the year 2023, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat at Instrument No 20210225-0023477, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20210331-0042636, Register's Office for Davidson County, Tennessee
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Accessory Apartment recorded in Instrument No 20170925-0097843, Register's Office for Davidson County, Tennessee
- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No 20181127-0115791, Register's Office for Davidson County, Tennessee
- Easement for Sanitary Sewers, recorded in Book 4940, Page 820, Register's Office for Davidson County, Tennessee
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6827, Page 559, Book 7043, Page 209 and Book 7145, Page 581, Register's Office for Davidson County, Tennessee

Karen Johnson Davidson County
Batch# 1031860 **DEEDWARR**
07/28/2023 11 37 45 AM 2 pgs
Fees $13 00 Taxes $3,885 00

20230728-0058332

12 • Easement for Sewers, recorded in Book 8765, Page 624, Register's Office for Davidson County, Tennessee

• • • Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **5417 Trousdale Drive (Lot 4), Nashville, Tennessee 37220**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 27th DAY OF JULY, 2023

BNA Development, LLC

BY _____
Richard Davis
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD DAVIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of BNA DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 27th of July, 2023

_____
Notary Public
My Commission Expires _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212