Karen Johnson Davidson County
Batch# 1091964 DEEDWARR
01/22/2024 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $2,083.10
20240122-0003424

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $563,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF January, 2024.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2023-GTE-371

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Erin M. Hungerford	COMMUNITY MORTGAGE	061 06 0 133.00
(NAME)	(NAME)	
4212 Saunders Avenue	12980 METCALF AVE, STE 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	OVERLAND PARK, KS 66213	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jacob Brandyn Pyles and Frances Phillippi Herndon, husband and wife** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Erin M. Hungerford, a single woman** (the "**Grantee**"), her heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 39, on the Plan of Maplewood Heights Subdivision for J.E. Saunders, of record in Plat Book 547, Pages 77 and 78, 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 Jacob Brandyn Pyles, an unmarried man and Frances Phillippi Herndon, an unmarried woman, as joint tenants with right of survivorship, by Warranty Deed from Jane P. Suder, unmarried and Joel F. Pace, unmarried, of record in Instrument No. 20220822-0094336, in the Register's Office of Davidson County, Tennessee, dated August 12, 2022, and recorded on August 22, 2022.

Being the same property conveyed to Jane P. Suder, unmarried and Joel F. Pace, unmarried, as joint tenants with right of survivorship, by Warranty Deed from Calvin C. Burgett, Widower, of record in Instrument No. 20200701-0071262, in the Register's Office of Davidson County, Tennessee, dated June 26, 2020, and recorded on July 01, 2020.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2024 and subsequent years, a lien not yet due

and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 4212 Saunders Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 12th day of January, 2024.

GRANTOR:

Jacob Brandyn Pyles

Frances Phillippi Herndon

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Jacob Brandyn Pyles and Frances Phillippi Herndon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 10 day of January, 2024.

Notary Public

My Commission Expires: 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **January 12, 2024** (date of document).

Affiant Signature

January 17, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 17th day of January, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25