WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $525,000.00.

Affiant

Subscribed and sworn to me on 07/23/24.

NOTARY PUBLIC

My Commission Expires: 9-6-26

DIANA K GALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson
Batch # 1161232
07/24/2024 10:24:54 AM
Fees: $13.00 Taxes: $1,942.50

Davidson County
DEEDWARR
2 pgs

20240724-0055828

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Curtis T. Schunk 7049 Oak Brook Terrace Brentwood, TN 37027	Bank of America 101 South Tryon St. Charlotte, NC 28255	181-10-0A-128.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Rodney Derrial Driver and Kendria Driver, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto CURTIS T SCHUNK and DANIEL C SCHUNK and ALLISON B NOFFSINGER and WENDY SCHUNK, Joint Tenancy with Right of Survivorship, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 318 on the Plan of Final Plat Phase Three Autumn Oaks Subdivision of record in Plat at Instrument No. 20031029-0159380, 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 Rodney Derrial Driver and Kendria Driver, husband and wife, by Warranty Deed from Tyler W. Jeffrey aka Tyler W. Jeffery and Nichole P. Jeffrey, husband and wife, of record in Instrument No. 20190318-0024455 in Register's Office for Davidson County, Tennessee, dated March 3, 2019 and recorded March 18, 2019.

This is improved property known as 7049 Oak Brook Terrace, Brentwood, Tennessee 37027.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 and official seal on 07/23/24.

Rodney Derrial Driver

Kendria Driver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 07/23/24, before me personally appeared Rodney Derrial Driver and Kendria Driver, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 07/23/24.

NOTARY PUBLIC

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9-8-2025