Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch # 1181763 DEEDWARR
09/16/2024 09:18:47 AM 2 pgs
Fees: $13.00 Taxes: $3,644.50

20240916-0071098

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 985,000.00

Affiant

Subscribed and sworn to before me this 13th day of September, 2024.

Notary Public
My Commission Expires: 10-4-27

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No.: 2024-954

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kristopher A. Nunn and Debra Dixon Nunn Living Trust dated August 19, 2020	New Owner	
7225 Natchez Pointe Dr., Nashville, TN 37221		155-10-0B-029.00-CO

WARRANTY DEED

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

Kay L. Kretsch, Trustee of Kay L. Kretsch Trust, uad January 13, 2011 as amended July 2, 2014

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Kristopher A. Nunn and Debra Dixon Nunn, Trustees of the Kristopher A. Nunn and Debra Dixon Nunn Living Trust dated August 19, 2020 and any amendments thereto

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Final Plat of Natchez Pointe Cluster Lot of record in Plat at Instrument No. 20080402-0033047, 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 Kay L. Kretsch, Trustee of the Kay L. Kretsch Trust u/a/d January 13, 2011 as amended July 02, 2014 by Special Warranty deed from Dalamar Homes, LLC, a Tennessee Limited Liability Company, a Tennessee Limited Liability Company of record in Instrument No. 20170816-0084247 Register's Office for Davidson County, Tennessee, dated August 11, 2017 and recorded on August 16, 2017.
Further being the same property conveyed to Kay Kretsch, a married woman by Quitclaim Deed from Kay L. Kretsch, Trustee of the Kay L. Kretsch Trust u/a/d January 13, 2011 as amended July 02, 2014 of

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

record in Instrument No. 20231030-0084786 Register's Office for Davidson County, Tennessee, dated October 24, 2023 and recorded on October 30, 2023.

Further being the same property conveyed to Kay L. Kretsch, Trustee of the Kay L. Kretsch Trust u/a/d January 13, 2011 as amended July 02, 2014 by Quitclaim Deed from Kay Kretsch a/k/a Kay L. Kretsch, a married woman of record in Instrument No. 20231031-0085013 Register's Office for Davidson County, Tennessee, dated October 24, 2023 and recorded on October 31, 2023.

This conveyance is subject to any and all restrictions and easements of record.

This is _X___ improved _____unimproved property and the address of the herein described property is believed to be 7225 Natchez Pointe Drive, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 my hands this 12th day of September, 2024.

Kay L. Kretsch Trust uad January 13, 2011 as amended July 2, 2014

By: _____
Kay L. Kretsch, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kay L. Kretsch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Trustee of the Kay L. Kretsch Trust, uad January 13, 2011, as amended July 2, 2014, and that as such Trustee, she is authorized to and has executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of September, 2024.

_____
Notary Signature
My commission expires: 1/17/2027

