Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 24-4823
Parcel ID: 169-00-0-107

Property Address:
8336 Nunahi Trail, Nashville, TN 37221

Karen Johnson Davidson County
Batch # 1195205 DEEDWARR
10/18/2024 10:08:30 AM 2 pgs
Fees: $13.00 Taxes: $1,979.50

20241018-0080914

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Dustin Bambic and Kristin C. Mitchell
377 Saint Andrews Drive
Franklin, TN 37069

Name and Address of New Owner:
Dustin Bambic and Kristin C Mitchell
377 Saint Andrews Drive
Franklin, TN 37069

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **JASON W. REECE, an unmarried man,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **DUSTIN BAMBIC and KRISTIN C. MITCHELL, husband and wife,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Hills of Nunahi of record in Plat Book 5200, page 717, Register's Office for said County, to which Plan reference is hereby made for a complete description.

JASON W. REECE, an unmarried man

Being the same property conveyed to JASON W. REECE, an unmarried man by Deed dated November 27, 2023 from PAMELA IRENE PITTS, EXECUTOR OF THE ESTATE OF NANCY ANN ARMSTRONG, recorded November 28, 2023, in Instrument Number 20231128-0091769, in the Official Records of Davidson County, Tennessee.

This is unimproved property known as, 8336 Nunahi Trail, Nashville, TN 37221.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, his heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2025 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 5200 page 717, Register's Office for Davidson County, Tennessee.

3. Subject to Road Agreement as contained in Book 6235, page 358, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 16 day of October, 2024.

JASON W. REECE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named JASON W. REECE, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 16 day of October, ~~2024~~.

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2-1-27

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $535,000.00.

Affiant

SWORN TO and subscribed before me on this 16th day of October, 2024.

Notary Public

My Commission Expires:

~~TARA JONES~~ STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026