WARRANTY DEED

HILLARY D. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

B-ELAM-25-401

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

Melody Campbell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF FEBRUARY, 2025.

Hillary D Smith
Notary Public

MY COMMISSION EXPIRES: 1-30-2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch # 1234733 DEEDWARR
02/06/2025 09:36:41 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50
20250206-0009007

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Emily Parker	Same As New Owner	
(NAME)	(NAME)	**108-08-0-027.00**
401 Red Cedar Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **MICHAEL WAYNE BUNTIN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EMILY PARKER, AN UNMARRIED PERSON,** 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. 185 on the Plan of Larchwood, Section 2, of record in Plat Book 5200, Pages 57, 58 and 59, and revised in Plat Book 5200, pages 207 and 208, 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 Matthew J. Tierney and wife, Deborah D. Tierney by Assumption deed from Keith E. McCeney and wife, Elizabeth C. McCeney of record in Book 9585, page 796, Register's Office for Davidson County, Tennessee, dated January 30, 1995 and recorded on February 02, 1995.

Being the same property conveyed to Deborah J. Tierney and Matthew J. Tierney, Wife and Husband by Quitclaim deed from Matthew J. Tierney and wife, Deborah D. Tierney of record in Book 9862, page 525, Register's Office for Davidson County, Tennessee, dated October 25, 1995 and recorded on November 17, 1995.

Deborah D. Tierney died on or about December 8, 2019, leaving Matthew J. Tierney as the surviving tenant by the entirety.

Matthew J. Tierney died on or about December 5, 2023.

Michael Buntin, Married, sole devisee of Matthew J. Tierney, executes this instrument pursuant to the Last Will and Testament filed for record on March 06, 2024, as shown of record (Docket No. 24P206) in the Probate Court for Davidson County, Tennessee. Said property has never been the marital residence of Michael Buntin. Michael Buntin being one in the same as Michael Wayne Buntin and Mike Buntin

This conveyance is subject to:
- Taxes for the year 2024, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page (s) 57, through 59, inclusive being revised in Plat Book 5200 Page (s) 207 and 208, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5479, Page 443, revised in Book 5681, Page 532, amended in Book 5688, Page 696, revised in Book 6011, Page 130 and Book 5582, Page 649, in the Register's Office for Davidson County, Tennessee.
- Agreement for Restrictive Covenants Larchwood Residential Planned Unit Development of record in Book 5773, Page 797, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Book 4868, Page 616, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance Easement of record in Book 5569, Page 99, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20070320-0033984, in the

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: **401 Red Cedar Court, Nashville, Tennessee 37214**.

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 5 DAY OF FEBRUARY, 2025.

Michael Wayne Buntin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL WAYNE BUNTIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of February, 2025.

Notary Public
My Commission Expires: 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

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