This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1236499 DEEDWARR
02/12/2025 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20250212-0010610

STATE OF TENNESSEE
COUNTY OF Montgomery

Actual consideration or value, whichever is greater is $305,000.00.

Affiant

Subscribed and sworn before me this the 7th day of February, 2025.

Notary Public
My commission expires: 11/15/2029

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

Address of New Owner:
Barry Buntin
5868 Brentwood Trace
Brentwood, TN 37027

Send Tax Bill to:
New Owner

Tax Information:
160-14-0B 164.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NASHRENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **CHARLES BARRY BUNTIN, AN UNMARRIED MAN,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 5868 of Brentwood Trace Condominiums, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Brentwood Trace Condominiums of record in Deed Book 5524, Page 415, as amended in Deed Book 5545, Page 510, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed; said Unit being depicted on of record in Plat Book 5200, Pages 219, as revised in Book 5200, Page 230 and Book 5200, Page 261, said Register's Office.

Being the same property conveyed to Nashrent, LLC, a Tennessee limited liability company, by deed dated 11/22/2019, from Nashvest, LLC, a Tennessee limited liability company, of record in Instrument No. 20191127-0122774, Register's Office for said County.

Also being the same property conveyed to Nashvest, LLC, a Tennessee limited liability company, by deed dated 08/06/2019, from Emily Parker, a married person, of record in Instrument No. 20190812-0080120, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5868 Brentwood Trace, Brentwood, TN 37027.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 3rd day of February, 2025.

Nashrent, LLC

Brian Mullins, Member

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Brian Mullins, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the member of the within named bargainor, a member, and that he, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the Nashrent LLC by the said Brian Mullins as such member.

Witness my hand and official seal this 3rd day of February, 2025.

My Commission Expires: 9-7-26

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY BENJAMIN SEAMON

Certificate of Authenticity

I, Joshua A. Terry, 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 2/3/2025.

Affiant Signature – Joshua A. Terry

2/10/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/10/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27