WARRANTY DEED

Karen Johnson
Batch # 1237963
02/18/2025 09 24.27 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDWARR
3 pgs

20250218-0011648

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO (OR AFFIRMED) BEFORE ME ON THIS 10th DAY OF DECEMBER, 2024 BY Tony Nunes, III, PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO APPEARED BEFORE ME

Notary Public

MY COMMISSION EXPIRES 2/28/27

JACKIE GUILLEN
COMM. # 2439548
NOTARY PUBLIC - CALIFORNIA
TULARE COUNTY
COMM. EXPIRES FEB. 28, 2027

THIS INSTRUMENT WAS PREPARED BY

MATTHEW W BIXLER
RUDDELL, BIXLER, et al.
1102 N. CHINOWTH ST.
VISALIA, CA 93291

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBER(S)
TONY L. NUNES, III AND JOYCE HAUFF NUNES, TRUSTEES OF THE TONY AND JOYCE NUNES LIVING TRUST DATED DECEMBER 10, 2024 * (NAME)	**American Pacific Mortgage** (NAME)	
100 THOMPSON LANE UNIT #8 (ADDRESS)	**3000 Lava Ridge Ct., Ste. 200** (ADDRESS)	119-10-0B-037-00-CO
NASHVILLE, TN 37211 (CITY) (STATE) (ZIP)	**Roseville, CA 95661** (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOYCE H. NUNES AND TONY NUNES, III, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **TONY L. NUNES, III AND JOYCE HAUFF NUNES, TRUSTEES OF THE TONY AND JOYCE NUNES LIVING TRUST DATED DECEMBER 10, 2024*** hereinafter called the Grantees, 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 Unit 37, 100 Thompson, a Horizontal Property Regime, Planned Unit Development as shown in the Declaration of Covenants Conditions

*This Trust is a revocable Trust.

and Restrictions for 100 Thompson, a Horizontal Property Regime, Planned Unit Development, of record in Instrument Number 20180207-0012545, as amended in Instrument Number 20180412-0034489, amended and restated in Instrument Number 20181207-0119643, as amended in Instrument Number 20190416-0034865, second amendment in Instrument Number 20200114-0004976, 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 a portion of the same property conveyed to 100 Thompson, LLC, a Tennessee limited liability company by Quitclaim Deed For Combining Property Into One Map And Parcel Number from 100 Thompson, LLC, a Tennessee limited liability company of record in Instrument No. 20171107-0114433, Register's Office for Davidson County, Tennessee, dated October 27, 2017, and recorded on November 07, 2017 Also see Deed of Correction recorded in Instrument No 20171114-0116887, recorded on November 14, 2017 and Scriveners Affidavit by Instrument recorded on March 14, 2019, in Instrument No. 20190314-0023430.

This conveyance is subject to

- Taxes for the year 2025 and subsequent years, a lien but not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180207-0012545, as amended in Instrument Number 20180412-0034489, amended and restated in Instrument Number 20181207-0119643, as amended in Instrument Number 20190416-0034865, second amendment in Instrument Number 20200114-0004976, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Charter for HOA of record in Instrument Number 20180125-0008084, in the Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions for The Master Regime for 100 Thompson of record in Instrument Number 20190416-0034867, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20170720-0073444, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right of Way of record in Instrument Number 20171117-0118389, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20200519-0051618, in the Register's Office for Davidson County, Tennessee
- Subject to rights of others in and to the common areas and/or elements
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as **100 Thompson Lane Unit #8, Nashville, Tennessee 37211**

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 our hands this 10th day of December, 2024

Joyce Hauff Nunes
JOYCE H. NUNES

TONY NUNES, III

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

STATE OF CALIFORNIA)
COUNTY OF TULARE)

On December 10, 2024, before me, Jackie Guillen, Notary Public, personally appeared JOYCE H NUNES and TONY NUNES, III, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument

I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal

Jackie Guillen

MGC1 JACKIE GUILLEN COMM. # 2439548 NOTARY PUBLIC - CALIFORNIA TULARE COUNTY COMM. EXPIRES FEB. 28, 2027 MGC1

RETURN TO:

MATTHEW W BIXLER
RUDDELL BIXLER, et al
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