WARRANTY DEED

Karen Johnson Davidson County
Batch # 1258031 DEEDWARR
04/11/2025 01 34 30 PM 2 pgs
Fees $13 00 Taxes $2,578 90

20250411-0027369

KEVIN N LOWRY · STATE OF TENNESSEE NOTARY PUBLIC · RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transfer is 697,000 00.

Affiant

Subscribed and sworn to before me, this the 8th day of April, 2025.

Notary Public

My commission expires: 3-17-2029

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John Michael Rungee	Same as new owner	160-12-0-097 00
5448 Hill Road Circle		
Nashville TN 37220		

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, WE,

Mark H. French, Jr. and Kenna H. French, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Michael Rungee, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 24 on the Plan of Brentview Meadows, Section 1, of record in Plat Book 3842, page 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark H. French, Jr. and wife, Kenna H. French, by Warranty Deed from James Merritt Graves and wife, Barbara B. Graves, of record in Instrument No. 20071217-0144497, said Register's Office.

This instrument is being executed on behalf of Mark H. French, Jr. pursuant to a Specific Power of Attorney executed by him on the 4th day April, 2025, of record in Instrument No. 20250407-0025892, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years property taxes, not yet due and payable.**

2) **The Plan of record in Plat Book 3842, page 5, said Register's Office for Davidson County, Tennessee.**

This is improved property, known as 5448 Hill Road Circle, Nashville, TN 37220.

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) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/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 8th day of April, 2025.

Mark H. French Jr by Kenna H. French his Attorney in Fact

Mark H. French, Jr. by Kenna H. French, his Attorney-In-Fact

Kenna H. French

Kenna H. French

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Kenna H. French,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **Mark H. French, Jr.,** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Mark H. French, Jr.,** for the purpose therein contained, by signing the name of **Mark H. French, Jr.,** by herself as Attorney-In-Fact.

Witness my hand and official seal at Franklin, Tennessee, this **8th** day of **April, 2025.**

SHERRI D. HOLLARS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 7/17/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Kenna H. French, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this **8th** day of **April, 2025.**

SHERRI D. HOLLARS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 7/17/2027