Karen Johnson Davidson County
Batch# 1265139 DEEDWARR
04/28/2025 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,423.50
20250428-0032140

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON 38559

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $655,000.00.

Jaclyn Marie Tunney
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25 day of April, 2025.

(Affix Seal) Notary Public

My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

2025-03-2653

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Robert Kevin Tunney, Jr. and Jaclyn Marie Tunney 5840 Sterling Oaks Drive Brentwood, TN 37027	Cadence Bank 2778 West Jackson Street Building C, 2nd Floor Tupelo, MS 38801	Map/Parcel 172-05-0B-088.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William D. Hill and Deborah S. Hill, husband and wife**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert Kevin Tunney, Jr. and Jaclyn Marie Tunney, husband and wife**, hereinafter called the GRANTEE, their heirs 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. 20 on the Plan of Final Plat of Sterling Oaks, Phase II of record in Plat Book 11190, Page 141, 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 William D. Hill and Deborah S. Hill, husband and wife by Warranty Deed from Ha Tran and Bryan Tran, wife and husband of record in Instrument No. 20140804-0069529 Register's Office for Davidson County, Tennessee, dated July 09, 2014 and recorded on August 04, 2014.

This conveyance is subject to the following: Davidson County property taxes for the year 2025 and subsequent years, are a lien but not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 5840 Sterling Oaks Drive, 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 GRANTEE, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

Effective the 23 day April, 2025.

William D. Hill

Deborah S. Hill

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of April, 2025, before me personally appeared William D. Hill and Deborah S. Hill, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of April, 2025.

Notary Signature
My commission expires:
11-25-2028

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-25-2028

Tennessee Certification of Electronic Document

I, George Mudter, 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 4/23/25 (date of document).

Affiant Signature

4/25/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

