WARRANTY DEED

STATE OF ~~TENNESSEE~~ AB Colorado, COUNTY OF ~~DAVIDSON~~ AB Jefferson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS ~~TRANSFER IS $350,000.00~~.

Affiant

Subscribed and sworn to me on 05/16/25.

ADAM JAMES BLATNICK
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20024030946
My Commission Expires 7/10/2027

NOTARY PUBLIC

My Commission Expires: 7/10/27

Karen Johnson Davidson County
Batch# 1277248 DEEDWARR
05/23/2025 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250523-0040904

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Trevor and Laura Hunnicutt 218 Cottage Lane Nashville, TN 37214	First Horizon Bank 165 Madison Avenue Memphis, TN 38103	084-14-0-176.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, James David Spain, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Trevor Hunnicutt and Laura Hunnicutt, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No.10, as shown on the map entitled Donelson Meadows, of record in Plat Book 1835, Page 35, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to J. DAVID SPAIN AND WIFE, TRINA F. SPAIN, by deed from JAMES W. PICKLE AND WIFE, CHARLOTTE PICKLE, of record in Book 4411, Page 32, dated April 14, 1970, said Register's Office.
>
> Further being the same property conveyed to J. DAVID SPAIN, by quitclaim deed from TRINA F. SPAIN, of record in Book 6624, Page 424, dated September 11, 1985, said Register's Office.
>
> Further being the same property conveyed to JAMES DAVID SPAIN, by quitclaim deed from CONNIE L. SPAIN, of record in Book 11139, Page 678, dated September 1, 1998, said Register's Office.
>
> J. DAVID SPAIN and JAMES DAVID SPAIN are one in the same person.
>
> This is Improved property, known as 218 Cottage Lane, Nashville, TN 37214.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on 05/14/25.

James David Spain

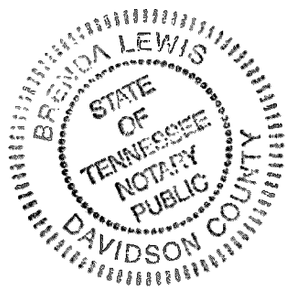
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 05/14/25, before me personally appeared James David Spain, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 05/14/25.

NOTARY PUBLIC

My Commission Expires: 9-8-2025



Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on May 16th, 2025.

John Cobb Rochford

May 16th, 2025

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on May 16th, 2025.

Brooke Sobo

My commission expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025