WARRANTY DEED

Karen Johnson Davidson County
Batch# 1277293 DEEDWARR
05/23/2025 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $2,157.10
20250523-0040964

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $583,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 4/22/2028

(AFFIX SEAL)

KIM ROGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephen Munnell Darlene Munnell	Fifth Third Bank, National Association	097-02-0A-589.00
(NAME) 2108 Hickory Brook Drive	(NAME) 5001 Kingsley Dr, MD: 1MOBA8	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Christy Turner, unmarried,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Stephen Munnell AKA Stephen E. Munnell, an unmarried man and Darlene Munnell, an unmarried woman, tenants in common with rights of survivorship,** hereinafter called the GRANTEE(S), his/her/their 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. 589 on the Final Plat of Villages of Riverwood, Section One, Phase 5A, of record in Instrument No. 20161011-0107256, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Christy Turner, unmarried by Warranty Deed from C. J. Olson and Mark Slagle, married to each other as tenants in common with rights of survivorship, dated 08/05/2019, of record in Instrument No. 20191202-0123447, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2108 Hickory Brook Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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 20th day of May, 2025.

Christy Turner

State of FLORIDA
County of Monroe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christy Turner**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

By means of physical presence

Witness my hand and Official seal this 20th day of May, 2025.

Notary Public:

My Commission Expires: 9-9-2027

RAYMOND VICTOR CAPUTO
Notary Public - State of Florida
Commission # HH 429322
My Comm. Expires Sep 9, 2027
Bonded through National Notary Assn.

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 May 20,2025.

Lissa Groom
Affiant
Date: May 20,2025

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 20 day of May, 2025

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON