WARRANTY DEED

Karen Johnson Davidson County
Batch# 1280163 DEEDWARR
06/02/2025 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.13
20250602-0043002

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $624,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: OCTOBER 25, 2026
(AFFIX SEAL)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

THIS INSTRUMENT WAS PREPARED BY
Legends Title Services, LLC
105 Industrial Drive, Suite 7
Mt. Juliet, TN 37122

File No.: 250185

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Marshall A. Naimo, Jr.	**New Owner**	083-12-0-078.00
(NAME)	(NAME)	
2601 Brittany Court		
(ADDRESS)	(ADDRESS)	
Nashville TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED TWENTY-FOUR THOUSAND NINE HUNDRED AND NO/100 Dollars ($624,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DEBORAH SIMMS, A WIDOW, AND CONSTANCE SWINEHART, A MARRIED PERSON, AND AND MATTHEW YUNKER, A MARRIED PERSON, AND KEVIN YUNKER, A SINGLE PERSON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARSHALL A. NAIMO, JR., A SINGLE MAN, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain parcel of land in Davidson County, Tennessee which is more particularly described as follows:

Being Lot No. 165 on the Plan of Eastland Acres, Section III, as recorded in Book 2331, Page 41, Register's Office for said County, as amended by instrument of record in Book 2702, Page 231, said Register's Office, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Albert L. Yunker and wife Mary Stone Yunker by Warranty Deed from Peggy Jo Patton, Betty Ann Patton and Ada H. Patton of record in Book 2876, page 627, Register's Office for Davidson County, Tennessee, dated February 2, 1959 and recorded on February 16, 1959.

Mary Stone Yunker died on or about August 10, 2013. Albert L. Yunker died on or about November 7, 2022, Estate file 23P-49, Probate Court of Davidson County Tennessee.

Being the same property conveyed to Deborah Simms, Matthew Yunker, Constance Swinehart and Kevin Yunker by Executor's Quitclaim Deed from Kevin Yunker, Executor of the Estate of Albert L. Yunker of record in Instrument No. 20250321-0021270, Register's Office for Davidson County, Tennessee, dated March 20, 2025 and recorded on March 21, 2025.

This property is not the principal residence of Grantors, therefore their spouses do not have to join in conveyance.

unimproved ☐

This is improved ☒ property, known as 2601 Brittany Court, Nashville, TN 37206

(House No.) (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 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 30th day of May, 2025.

Deborah Simms by Kevin Yunker as her Attorney in fact

Deborah Simms by Kevin Yunker as her attorney-in-fact

Constance Swinehart

Constance Swinehart

Matthew Yunker by Kevin Yunker as his Attorney in fact

Matthew Yunker by Kevin Yunker as his attorney-in-fact

Kevin Yunker

Kevin Yunker

STATE OF TENNESSEE
COUNTY OF WILSON

I, Gregg W. Clarke, a Notary Public for the County of Wilson and State of Tennessee, do hereby certify that Constance Swinehart and Kevin Yunker personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the 30th of May, 2025.

Notary Public

My Commission Expires: October 25, 2026

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires October 25, 2026 WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin Yunker, as attorney-in-fact for Deborah Simms and Matthew Yunker, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he executed the within instrument as the free act and deed of the said Deborah Simms and Matthew Yunker, the within named bargainor, for the purposes therein contained by virtue of a Specific Power of Attorney duly executed by the said Kevin Yunker, and recorded simultaneously herewith in Instrument No. 202506020043000 202506020043001: Register's Office of Davidson County, Tennessee. Witness my hand and official seal at office on this the 30th day of May 2025.

Notary Public

Commission Expires: _____

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires October 25, 2026 WILSON COUNTY

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 **May 30, 2025**.

Date

Affiant Signature

May 30, 2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **30th** day of **May**, 20**25**.

Notary's Signature

ADELANDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)