THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38543-02-2025**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $372,500.00. Affiant Subscribed and sworn to before me this 28th day of May, 2025. Notary Public My Commission Expires:

DENA A ELLIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-01-2028

WARRANTY DEED

Address New Owner: Kimberly Ann Tompsett and Thomas Warf 5907 Port Anadarko Trail Hermitage, TN 37076	**Send Tax Bills To:** Same as New Owner.	**Tax Information:** Map and Parcel No.: 09801003800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Douglas Kuntz and Suzanne G. Thurman Kuntz, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kimberly Ann Tompsett, a single woman and Thomas Warf, a single man, as joint tenants with right of survivorship** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5907 Port Anadarko Trail, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 1280938 DEEDWARR
06/03/2025 03:09:30 PM 4 pgs
Fees: $23.00 Taxes: $1,378.25
20250603-0043658

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of May, 2025.

Douglas Kuntz

Suzanne G. Thurman Kuntz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Douglas Kuntz and Suzanne G. Thurman Kuntz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of May, 2025.

Notary Public

My Commission Expires: 5/28/28

KANDICE EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 211, on the map entitled ReSubdivision of Lots 211, 212, 213, 214, 214-A & 214-B, Lake Park, Section 4, of record in Plat Book 5190, page 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Douglas Kuntz and Suzanne G. Thurman Kuntz, husband and wife, by deed dated March 8, 2022 from Strive Properties, LLC, a Tennessee limited liability company and DGI Properties, LLC, a Tennessee limited liability company, and Colson Services, LLC, a Tennessee limited liability company, of record in Instrument No. 20220323-0033527, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2025, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 09801003800.
2. All matters appearing on the Plan of record as Book 5190, Page 15, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4787, page 516, Book 5018, page 625, and Book 5063, page 369, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **5/28/2025** [DATE].

AFFIANT SIGNATURE

5/28/2025
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **28th** day of **May**, 2025.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

