THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250551055** Karen Johnson Davidson County Batch# 1289363 DEEDWARR 06/24/2025 03:38:30 PM 3 pgs Fees: $18.00 Taxes: $1,665.00 20250624-0049815	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $450,000.00. Affiant Subscribed and sworn to before me, this 24th day of June, 2025. Notary Public My Commission Expires: 3-20-28 SYDNEY ANGELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Brent Alcaraz and Shelby Lynn Alcaraz 251 Eisenhower Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 134 13 0 081.00

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, **Scott W. Hundley, now married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brent Alcaraz and Shelby Alcaraz, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 168 on the Plan of KENILWORTH ESTATES, SECTION FOUR, of record in Plat Book 3300, Pages 34-36, Register's Office, Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott W. Hundley, now married, by Quitclaim Deed from Charles Richard Hundley and Marolyn Hundley, husband and wife, of record in Instrument No. 20250516-0038665, in the Register's Office of Davidson County, Tennessee, dated May 15, 2025, and recorded on May 16, 2025.

Being the same property conveyed to Scott W. Hundley, an unmarried man and Charles Richard Hundley and Marolyn Hundley, husband and wife, by Warranty Deed from Christy J. Brown Collins, married, of record in Instrument No. 20090616-0055886, in the Register's Office of Davidson County, Tennessee, dated June 12, 2009, and recorded on June 16, 2009.

Lauren Hundley joins in this conveyance for the purpose of conveying all right, Title, and interest they may have in and to the above described property as spouse of Scott W. Hundley.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of KENILWORTH ESTATES, SECTION FOUR, as recorded in Plat Book 3300, Page(s) 34-36.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3316, Page 339.

This is improved property located at 251 Eisenhower Drive Nashville TN 37211

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of June, 2025.

Scott Hundley

Lauren Hundley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Scott Hundley and Lauren Hundley, 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 24th day of June, 2025.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 6/24/2025.

Affiant Signature

6/24/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY