WARRANTY DEED

Karen Johnson Davidson County
Batch# 1291688 DEEDWARR
06/30/2025 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $3,589.00
20250630-0051277

File #25-TC-4176-C

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $970,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF June, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Hennessy	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME)	(NAME)	**041 05 0 010.00**
4176 Creek Trail Drive	**408 Highway 76**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37189	**White House, TN 37188**	
(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 consideration, the receipt of which is hereby acknowledged,

MICHAEL RICHARD BUNCE AND SHERRY LEE BUNCE, A MARRIED COUPLE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JOHN HENNESSY, UNMARRIED MAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 22 on the Plan of CREEK TRAIL SUBDIVISION, a plat of which is of record in Plat Book 7900, Pages 261-262, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Michael Richard Bunce and Sherry Lee Bunce, a married couple, by Warranty Deed from Kenneth Shawn Lee and wife, Kimberly F. Lee, of record in Instrument No. 20220418-0043910, in the Register's Office of Davidson County, Tennessee, dated April 06, 2022 and recorded on April 18, 2022.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CREEK TRAIL SUBDIVISION, as recorded in Plat Book 7900, Page(s) 261-262 revising Plat Book 6900, Pages 774-775.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7762, Page 422, Ballot to Extend Restrictive Covenants in Instrument No. 20131106-0115208 and Ballot to Modify Restrictive Covenants in Instrument No. 20200306-0025516.
* Easement for Water Main, recorded in Book 8940, Page 278.
* Easement for Sanitary Sewer, recorded in Book 8940, Page 283.
* Easement for Right of Way, recorded in Book 9197, Page 65; Book 9197, Page 68; Book 9197, Page 71; Book 9197, Page 74 and Book 9330, Page 161.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **4176 Creek Trail Drive, Whites Creek, TN 37189**.

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), their heirs and 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), 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 my/our hand(s) this the 27th day of June, 2025.

Michael Richard Bunce

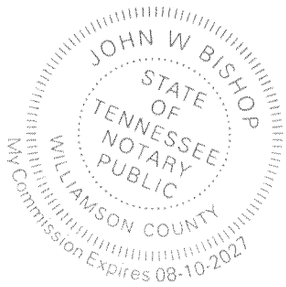
Sherry Lee Bunce

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of June, 2025, before me personally appeared Michael Richard Bunce, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of June, 2025.

Notary Signature
My commission expires:

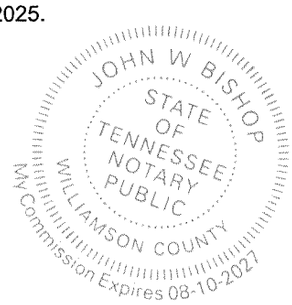


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of June, 2025, before me personally appeared Sherry Lee Bunce, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of June, 2025.

Notary Signature
My commission expires:



True Copy Certification

I, **Tonya Cherry,** 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 this the 27 day of June, 2025.

Affiant Signature
Date 6/27/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27 day of June, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027