Karen Johnson Davidson County
Batch# 1298147 DEEDWARR
07/16/2025 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20250716-0056117

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 250651325** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $399,900.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 14th day of July, 2025.<br><br>Notary Public<br>My Commission Expires: |

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Bobby Bunch<br>5294 Ashland City Highway<br>Nashville TN 37218 | Mtg Research Center dba Veterans United Home Loans<br>1400 Forum Blvd Ste 18<br>Columbia, MO 65203 | Tax Parcel ID No.<br>067-00-0-117.00 |

**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, **Ryan L. Black and Shayla S. Black, Trustees of the R & S Trust dated January 24, 2023** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Bobby Bunch**, **unmarried man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land lying in the Thirteenth District of Davidson County, Tennessee, and described according to a survey of Z. J. Wilkinson, surveyor, dated November 27, 1961 as follows:

Beginning at a point in the Northerly margin of State Highway No. 12, the Southeast corner of the C. D. McDonald tract; thence along said margin Westerly 210 feet; thence Northerly 210 feet; thence North 63 degrees 00' East 210 feet, the Northwest corner of said C.D. McDonald tract; thence along the Westerly line of said McDonald tract Southerly 210 feet to the point of beginning.

Included in the above but excluded therefrom is that certain parcel of land conveyed to the State of Tennessee in deed of record as Book 9556, Page 674 and Book 9620, Page 595, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Being the same property conveyed to RYAN BLACK AND SHAYLA BLACK, HUSBAND AND WIFE, by deed from DAVID LEE MCDONALD AND KATHY A. MCDONALD, ERRONEOUSLY SPELLED CATHY A. MCDONALD IN A PRIOR QUITCLAIM DEED, of record in Instrument No. 20160601-0054935, dated April 29, 2016, said Register's Office.

RYAN BLACK AND SHAYLA BLACK, HUSBAND AND WIFE, conveyed to R & S TRUST DATED JANUARY 24, 2023 by quitclaim deed of record in Instrument No. 20230131-0007000, dated January 24, 2023, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 067-00-0-117.00..
Easement Agreement of record in Instrument 20161205-0127367, said Register's Office.

This is improved property located at 5294 Ashland City Highway Nashville TN 37218

**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 14th day of July, 2025.

R & S Trust dated January 24, 2023

By: Ryan L. Black, Trustee

By: Shayla S. Black, Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan L. Black and Shayla S. Black, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of the R & S Trust dated January 24, 2023, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of July, 2025.

Notary Public

SHIRA K. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8TH, 2025

My Commission Expires: _____

# Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 **__07/14/2025_____ (date of document)**.

**Affiant Signature**

**_____07/14/2025_____**
**Date**

**State of TENNESSEE**
**County of SUMNER**

Sworn to and subscribed before me this
**_14th__** day of
**_____July_____, 20_25__.**

**Notary's Signature**
**My Commission Expires:_____**

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029