THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 25-5180
Parcel ID: 142-07-0E-208-00

Property Address:
7245 Highway 70 South, 208, Nashville, TN 37221

Karen Johnson Davidson County
Batch# 1300437 DEEDWARR
07/21/2025 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20250721-0057424

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Warranty Deed

Send Tax Statements To:
United Wholsale Mortgage LLC
700 South Blvd East
Pontiac MI, 48341

Address of New Owner:
Caylin Abigail Gunter
7361 Dunaway Dr
Nashville, TN 37221

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **MEAGAN CURRAN and MITCHELL CURRAN, wife and husband,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **CAYLIN ABIGAIL GUNTER, an unmarried woman**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

The following lands and property, together with all improvements located thereon, lying in the Count of Davidson, State of Tennessee, to-wit:

Unit 208, Belle Glen Condominiums, as established under Master Deed of record in Book 11127, Page 361 and amended in Book 11156, Page 478, Book 11186, Page 935 and Book 11210, Page 184, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for more particular description of said unit, together with an undivided interest in the common elements as shown on said Master Deed.

Being the same property conveyed to MEAGAN CURRAN and MITCHELL CURRAN, wife and husband by Quitclaim Deed dated March 29, 2021 from MEAGAN CURRAN, formerly known as MEAGAN BASS, recorded August 10, 2021, in Instrument Number 20210810-0107945, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 7245 Highway 70 South, 208, Nashville, TN 37221.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2025 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 5190, page 195 and Plat Book 8250, page 929, Register's Office for Davidson County, Tennessee.

3. Right-of-way easement granted to Harpeth Valley Utilities District as contained in Book 10791, page 725, Register's Office for Davidson County, Tennessee.

4. Stormwater Detention Agreement as contained in Book 10922, page 936 and Instrument Number 20000427-0041742, Register's Office for Davidson County, Tennessee.

5. Quitclaim Deed to Homeowners Association for Common Spaces as contained in Instrument Number 20041230-0155029, Register's Office for Davidson County, Tennessee.

6. Charter for Homeowners Association as contained in Book 11163, page 12, Register's Office for Davidson County, Tennessee.

7. Master Deed for Homeowners Association as contained in Book 11127, page 361, Book 11156, page 478, Book 11186, page 935 and Book 11210, page 184, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 11 day of July, 2025.

MEAGAN CURRAN

MITCHELL CURRAN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named MEAGAN CURRAN and MITCHELL CURRAN, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 11 day of July, 2025.

JACKSON M. WELCH, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 11-19-28

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $260,000.00.

Affiant

SWORN TO and subscribed before me on this 11 day of July, 2025.

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2-1-27

Tennessee Certification of Electronic Document

I, Stephanie Glenn, 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 7-11-25 (date of document).

Affiant Signature

7-11-25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 11th day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 7/18/2027

NOTARY'S SEAL

