WARRANTY DEED

Karen Johnson Davidson County
Batch# 1311034 DEEDWARR
08/15/2025 02:12:30 PM 4 pgs
Fees: $23.00 Taxes: $1,332.00
20250815-0065276

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 1.31.29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Karen W. Cunningham, Hubert Cunningham and Megan Victoria Cunningham	New Owners	073-12-0-007.00
(NAME)	(NAME)	
2829 Donna Hill Drive	2829 Donna Hill Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(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 considerations, the receipt of which is hereby acknowledged, we Allison Marie Waller Burr, Amanda Lee Waller Harris, and Katherine Elizabeth Waller, heirs at law of the Estate of Stephen H. Waller, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Hubert Cunningham and Karen Cunningham, husband and wife and Megan Victoria Cunningham, an unmarried woman, as joint tenants with rights of survivorship, hereinafter called the GRANTEE(S), his/her/their assigns, a 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. 260 on the Plan of Section II, Sunset View, as of record in Plat Book 2663 at page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephen H. Waller by Warranty Deed from Myon Seung Choe and wife, Keum An Choe, dated 06/30/2000, of record in Instrument 20000710-0068178, Register's Office for Davidson County, Tennessee.

The said Stephen H. Waller died intestate on 06/28/2023, leaving the said Allison Marie Waller Burr, Amanda Lee Waller Harris, and Katherine Elizabeth Waller heirs at law as evidenced in Affidavit of Heirship being filed simultaneously herewith.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2829 Donna Hill Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 15th day of August, 2025.

The Estate of Stephen H. Waller

By: Allison Marie Waller Burr
Allison Marie Waller Burr, Heir

By: Amanda Lee Waller Harris
Amanda Lee Waller Harris, Heir

By: Katherine Elizabeth Waller
Katherine Elizabeth Waller, Heir

State of ~~Tennessee~~ Kentucky
County of ~~Wilson~~ Jefferson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared ~~Allison Marie Waller Burr, Amanda Lee Waller Harris, and~~ Katherine Elizabeth Waller, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the heirs at law of the Estate of Stephen H. Waller, and that he/she being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this ~~15th~~ 13th day of August, 2025.

Angela E Hendricks
Notary Public:
My Commission Expires: 03/23/2028

ANGELA E. HENDRICKS
Notary Public
Commonwealth of Kentucky
Commission Number KYNP5468
My Commission Expires Mar 23, 2028

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

State of Tennessee
County of Wilson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Allison Marie Waller Burr and Amanda Lee Waller Harris the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon their oath acknowledge themselves to be the heirs at law of the Estate of Stephen H Waller, and that they being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of August, 2025.

Tracey Trumphour

Notary Public:
My Commission Expires: 1.31.29



CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 August 15, 2025.

Lissa Groom
Affiant
Date: August 15, 2025

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 15 day of August, 20 25

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON