Karen Johnson Davidson County
Batch# 1314629 DEEDWARR
08/26/2025 07:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20250826-0068008

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $349,900.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 08/25/2025. NOTARY PUBLIC MY COMMISSION EXPIRES 07/30/2029

SARAH LANGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 5514-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Ronald Lynn Bunger and Jacelon Lynnette Bunger	**FirstBank**	175-04-0A-088.00-CO
514 Yellowstone Court	722 Columbia Ave	
Antioch, TN 37013	Franklin, TN 37064	

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,

Georgia C. Brumfield, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ronald Lynn Bunger and Jacelon Lynnette Bunger, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND 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 Unit No. 19A, as shown on the plan of Phase Two Park Place, filed as Exhibit E to and established by the Master Deed of record in Instrument No. 20010214-0014161, rerecorded in Instrument No. 20010702-0069590, amended in Instrument No. 20011019-0114191, rerecorded in Instrument No. 20011212-0136927, amended in Instrument No. 20030710-0095634 and rerecorded in Instrument No. 20030915-0134956, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Georgia C. Brumfield, unmarried by Warranty Deed from Doris J. Perkins of record in Instrument No. 20100421-0030044 Register's Office for Davidson County, Tennessee, dated April 15, 2010 and recorded on April 21, 2010.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 514 Yellowstone Court Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on August 25, 2025.

Georgia C. Brumfield

Georgia C. Brumfield

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Georgia C. Brumfield, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 25, 2025.

Sarah Lange

Notary Public

My Commission Expires: 07/30/2029



File #: 5514-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

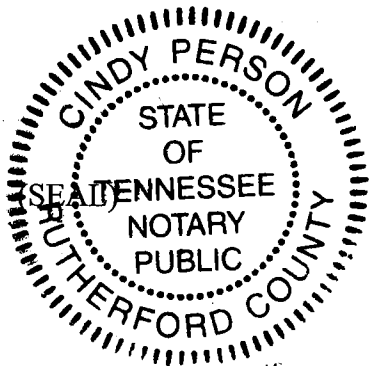
I, Alexis Steelman, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8-25-2025.

A K Steelman
Affiant Signature

8-25-2025
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 25 day of August, 2025.



(SEAL)

Cindy Person
Notary Public

My Commission Expires: 4-19-2027

900