WARRANTY DEED

Karen Johnson Davidson County
Batch# 1316676 DEEDWARR
08/29/2025 03:00:30 PM 4 pgs
Fees: $23.00 Taxes: $1,402.30
20250829-0069536

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 11-8-2027
(AFFIX SEAL)

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-1290

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Stephen Michael Grancell and Alexie Adrienne Arena	Stephen Michael Grancell and Alexie Adrienne Arena	086-03-0-003.00
(NAME)	(NAME)	
1001 Carriage Way Ct.	1001 Carriage Way Ct.	
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076	Hermitage TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Seventy-Nine Thousand And No/100 Dollars ($379,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KEN CUNNIGNHAM AND MEI-JIUANG CUNNIGNHAM, TRUSTEES OF THE CRYSTAL SEA INC 401K TRUST ROTH FBO KEN CUNNINGHAM,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALEXIE ADRIENNE ARENA AND STEPHEN MICHAEL GRANCELL, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being all of Lot No. 13, Final P.U.D. Plan, Phase I, Section Two, Jackson's Retreat, according to survey and plat of same appearing of record in Book 5200, pages 334 and 335; as amended in Book 5972, page 96, in the Register's Office for Davidson County, Tennessee, to which plan and amendment references are hereby made for a more complete and accurate description of said lot.

Said Lot No. 13 fronts 65.0 feet on the southerly side of Old Lebanon Dirt Road and fronts 70.0 feet on the easterly margin of Carriage Way Ct. said frontages being joined by a curve having a length of 39.27 feet and runs back 95.0 feet on the easterly line and 90.0 feet on the southerly line to a point of intersection.

Being the same property conveyed to Crystal Sea Inc 401k Trust Roth FBO Ken Cunningham by Warranty Deed from Martha A. Farrar an unmarried woman of record in Instrument No. 20190506-0042241 Register's Office for Davidson County, Tennessee, dated May 03, 2019 and recorded on May 06, 2019.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025, a lien not yet due and payable.

unimproved ☐
This is improved ☑ property, known as 1001 Carriage Way Ct., Hermitage, TN 37076
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our successors 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 our hands this 28 day of August, 2025.

Crystal Sea Inc 401k Trust Roth FBO Ken Cunningham

BY: _____
Ken Cunningham, Trustee

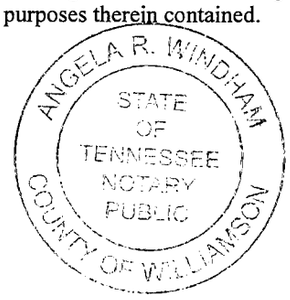
BY: _____
Mei-Jiuang Cunningham, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Ken Cunningham and Mei-Jiuang Cunningham, with whom I am personally acquainted, (or proved to me to on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Trustees of Crystal Sea Inc 401k Trust Roth FBO Ken Cunningham, the within named bargainor, and Ken Cunningham and Mei-Jiuang Cunningham, being so authorized so to do, executed the foregoing instrument for the purposes therein contained.

Notary Public
My Commission Expires: 4-8-2028



True Copy Certification

I, Yvette Meldrum, 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 _____, 2025.

Affiant Signature _____

_____, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this _____ of _____ 2025.

_____
Notary's Signature

MY COMMISSION EXPIRES: _____

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **08/28/2025**.

Affiant Signature

08/28/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 08/28/2025.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

