Karen Johnson Davidson County
Batch# 1350731 DEEDWARR
11/25/2025 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,770.68
20251125-0094069

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $478,563.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st day of November, 2025.

Notary Public

(Affix Seal)

My Commission Expires: 3/3/26

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

2025-10-3512

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Christopher Bunge and Sara Bunge 506 Drake Avenue Nashville, TN 37211	~~NEW OWNER~~ FIRST FEDERAL BANK 1300 McFARLAND BLVD NE, TUSCALOOSA, AL 35406	Map/Parcel 133-01-0-065.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Spencer Holleman and Francesca Holleman, husband and wife**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Christopher Bunge and Sara Arden Bunge, husband and wife**, hereinafter called the GRANTEE, their heirs and assigns, that 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, Tennessee, described as follows, to-wit:

Being Lot No. 26 on the Plan of WM. Coleman's Subdivision of 7.08 Acres of the West part of Radnor College Land of record in Plat Book 547, Page 181, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Spencer Holleman and Francesca Holleman, husband and wife by Warranty Deed from Shawn Collins, married of record in Instrument No. 20161019-0110505 Register's Office for Davidson County, Tennessee, dated October 14, 2016 and recorded on October 19, 2016.

This conveyance is subject to the following: Davidson County property taxes for the year 2025, and subsequent years, a lien now due with taxes having been paid at the time of this conveyance, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 506 Drake Avenue, Nashville, TN 37211.

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, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

Effective the _____ day November, 2025.

Spencer Holleman

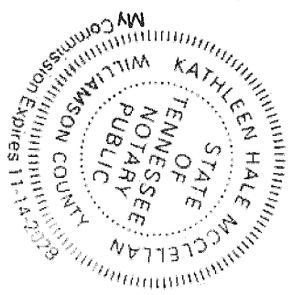
Francesca Holleman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21 day of November, 2025, before me personally appeared Spencer Holleman and Francesca Holleman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21 day of November, 2025.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 11-21-2025.

Affiant Signature

24th day of November, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of November, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

