WARRANTY DEED

Karen Johnson Davidson County
Batch# 1353684 DEEDWARR
12/04/2025 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $2,664.00
20251204-0096295

File No.: 2025-0632

STATE OF Missouri
COUNTY OF St. Charles

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $720,000.00.

Affiant

Subscribed and sworn to before me on December 3, 2025

ERIN SCHOMAEKER
Notary Public - Notary Seal
St Charles County - State of Missouri
Commission Number 21034456
My Commission Expires Oct 24, 2029

NOTARY PUBLIC
MY COMMISSION EXPIRES:
Oct 24, 2029

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER(S):	SEND TAX BILL(S) TO:	MAP - PARCEL NO.:
Ava Munyer, Trent Munyer, and Kristina Munyer 5810B Morrow Road Nashville, TN 37209	Trent Munyer and Kristina Munyer 5810B Morrow Road Nashville TN 37209	091-06-1P-002.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JUDY LYNN COBB, MARRIED**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **AVA MUNYER, A SINGLE PERSON, TRENT MUNYER AND KRISTINA MUNYER, A MARRIED COUPLE**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B, in Instrument No. 20190611-0056131 and amended in Instrument No. 20190612-0056438, on the plan of Homes at 5810 Morrow Road, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 5810 Morrow Road, a Horizontal Property Regime with Private Elements, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to JUDY LYNN COBB, MARRIED, by Warranty Deed from GARDWILL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20200413-0038409, dated April 3, 2020, said Register's Office.

Grantor certifies that this property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependent(s).

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, with the exception of rollback taxes, which are the responsibility of the Grantor.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 5810B Morrow Road, Nashville, TN 37209.

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 GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her 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 November 26, 2025.

Grantor:

Judy Lynn Cobb

Judy Lynn Cobb

STATE OF TENNESSEE
COUNTY OF MADISON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Judy Lynn Cobb, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of November, 2025.

Notary Public

My Commission expires: Aug. 22, 2026

ZUZANNA WOJTAS
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

My Commission Expires Aug. 22, 2026

Tennessee Certification of Electronic Document

I, **Meghan Napoli**, do herby 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 11-26-25 (date of document).

Affiant Signature

11-26-25

Date

State of **Missouri**

County of **St. Louis**

Sworn to and subscribed before me this 26th day of November, 20 25.

JOANN KARN
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES JUNE 23, 2027
ST. CHARLES COUNTY
COMMISSION #06434762

Notary's Signature

MY COMMISSION EXPIRES: June 23, 2027

NOTARY'S SEAL: