THIS INSTRUMENT PREPARED BY:
Courtney Scollard, Attorney
10004 Meadow Vista Circle
Knoxville, TN 37922

Karen Johnson Davidson County
Batch # 1359928 DEEDWARR
12/19/2025 08:03:23 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251219-0100828

OWNER AND RESPONSIBLE TAXPAYER:
The Familia Nunnally Trust
Lavern Nunnally and Tanya Nunnally, Trustees
6017 Firelight Trail
Antioch, TN 37013

Map-Parcel Numbers: 176-05-0B-076.00

WARRANTY DEED

THIS INDENTURE, made and entered into this 11 day of December, 2025 by and between **Tanya E. Nunnally, married,** hereinafter called Grantor, and **The Familia Nunnally Trust, dated November 21, 2025, Lavern Nunnally and Tanya Nunnally, Trustees**, and any amendments thereto, **a Revocable Living Trust,** hereinafter called Grantee.

WITNESSETH: That the said Grantor, for and in consideration of the sum of TEN AND 00/100 ($10.00) DOLLARS to him in hand paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed, and do hereby grant, bargain, sell, and convey unto the Grantee the following described premises, to-wit:

Property Address: 6017 Firelight Trail

BEING Lot Number 171 on the Plan of Hickory Wood Estates, Section "C" of record in Book 6900 at page 885 thru 887, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Tanya E. Nunnally, a married woman, from Tanya E. Nunnally, unmarried, by Quitclaim Deed dated June 24, 2011, and recorded on July 14, 2011, as Instrument No. 20110714-0053785 in the Register's Office for Davidson County, Tennessee.

SUBJECT to all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Party, his/her heirs, successors and assigns forever in fee simple. GRANTOR COVENANTS THAT, for itself and its successors and assigns, does hereby covenant with said Second Party, his/her heirs, successors and assigns, that it is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances (except as herein specifically stated above), and that it will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance. The preparer of this instrument makes no representation as to the status of the title to the property herein conveyed.

Any reference to recorded instruments is reference to the Register's Office in said County.

IN WITNESS whereof, the said parties have signed and sealed these presents the day and year first above written. Signed, sealed and delivered in the presence of:

GRANTOR:

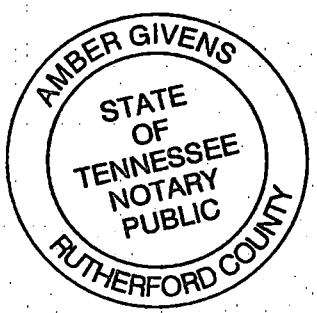
Tanya E. Nunnally

STATE OF TENNESSEE)
COUNTY OF Rutherford) ss.

On this 11th day of December, 2025, personally appeared before me, the undersigned notary public, **Tanya E. Nunnally,** proved to me through satisfactory evidence of identification to be the person whose name is signed on the preceding instrument, and acknowledged to me that such person executed the same as his/her free act and deed for its stated purpose.

Notary Public (seal)

My Commission Expires: 5-20-29



THIS TRANSFER IS A TAX-EXEMPT TRANSFER: *T.C.A. § 67-4-409(a)(1)(c)(vi)* – TRANSFER OF REAL ESTATE TO A REVOCABLE LIVING TRUST.