Karen Johnson Davidson County
Batch# 1369128 DEEDWARR
01/12/2026 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $15,077.50
20260112-0002752

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P25-17320-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4,075,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF January, 2026 Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David B. Wells and Elizabeth B. Wells	New Owner	
4340 Sneed Road		130-08-0-059.00
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Michael Cunnion and Jean Cunnion, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David B. Wells and Elizabeth B. Wells, a married couple**

HEREINAFTER CALLED THE GRANTEES, 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 the Southerly one-half of Lot No,18 on the Plan of BELLE MEADE ANNEX SUBDIVISION, as of record in Plat Book 547, Page 66, Register's Office for said County.

Said Part of Lot No. 18 fronts 100 feet on the Easterly side of Sneed Avenue and runs back between parallel lines, 300 feet to a deadline.

Being the same property conveyed to James Michael Blankinship and Heather Blankinship, husband and wife, by Warranty Deed from Annis Morison Marney, as Executrix of the Estate of Samuel Rowe Marney Jr., of record in Instrument No. 20220815-0092264, in the Register's Office of Davidson County, Tennessee, dated August 12, 2022 and recorded on August 15, 2022.

Being the same property conveyed to Infinity Rose, LLC, a New York Limited Liability Company, by Warranty Deed from James Michael Blankinship and Heather Blankinship, husband and wife, of record in Instrument No. 20240320-0019162, in the Register's Office of Davidson County, Tennessee, dated March 08, 2024, and recorded on March 20, 2024.

Being the same property conveyed to Michael Cunnion and Jean Cunnion, husband and wife, by Warranty deed from Infinity Rose, LLC, a New York Limited Liability Company of record in Instrument No. 20250728-0059287 Register's Office for Davidson County, Tennessee, dated 7/25/2025 and recorded on 7/28/2025.

THIS CONVEYANCE IS SUBJECT TO: (1) 2026 taxes which have been prorated and assumed by Grantees; (2) All matters appearing on the plan of record in Plat Book 547, page 66, Register's Office for Davidson County, Tennessee; and (3) All applicable governmental and zoning regulations.

This is improved property known as **4340 Sneed Road, Nashville, TN 37215**

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 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 our hands this the 9th day of January, 2026

Michael Cunnion

Jean Cunnion

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael Cunnion,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 9th day of January, 2026.

My Commission expires: 7/3/28

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jean Cunnion,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 9th day of January, 2026.

My Commission expires: 7/3/28

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, Wesley D. Turner, 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 January 12, 2026.

Affiant Signature

Date: 1/12, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 12th day of January, 2026.

Notary's Signature

My Commission Expires: 10/17/2027

Notary's Seal

