WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1375201 DEEDWARR
02/03/2026 08:00:30 AM 4 pgs
Fees: $23.00 Taxes: $1,443.00
20260203-0007174

File #26-TL-1402-207

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF January, 2026.

Notary Public
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Julianna Marie Bunyea	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME)	(NAME)	**105 07 4O 209.00**
1402 Pillow Street	**408 Highway 76**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**White House, TN 37188**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

RYAN HOESLEY, AN UNMARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JULIANNA MARIE BUNYEA, A SINGLE PERSON,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 209 of SEGMENT CONDOMINIUM, and described in a Declaration of record in Instrument No. 20171113-0116253, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Ryan Hoesley, An Unmarried Man, by Warranty Deed from Segment, LLC A Tennessee Limited Liability Company, of record in Instrument No. 20190911-0092126, in the Register's Office of Davidson County, Tennessee, dated September 10, 2019 and recorded on September 11, 2019.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HAMILTON'S SUBDIVISION, as recorded in MINUTE Book 1, Page 97.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HAMILTON'S SUBDIVISION BEING A RESUBDIVISION OF PART OF LOT NO. 1 HAMILTON'S SUBDIVISION, as recorded in Plat Book 3842, Page 121 and Revised in Instrument No. 20170622-0063067.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20171113-0116253.
* Easement for Public Right of Way, recorded in Instrument No. 20171114-0116965.
* Easement recorded in Instrument No. 20190118-0005340.
* Charter for Segment Condominium Association recorded in Instrument No. 20171113-0116254.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1402 Pillow Street, Unit 207, Nashville, TN 37203**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 21 day of January, 2026.

Ryan Hoesley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SEE ATTACHED CERTIFICATE

On this_____ day of January, 2026, before me personally appeared Ryan Hoesley, 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 _____ day of January, 2026.

Notary Signature
My commission expires:

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On 01/21/2026 *Date* before me, Cinthya B. Castro, Notary Public, *Here Insert Name and Title of the Officer*,

personally appeared Ryan Hoesley *Name(s) of Signer(s)*,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

CINTHYA B. CASTRO
Notary Public - California
Los Angeles County
Commission # 2485468
My Comm. Expires Mar 26, 2028

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ *Signature of Notary Public*

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 01/21/2026 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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True Copy Certification

I, **Tammy Carney,** 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 this the 21 day of January, 2026.

Affiant Signature
Date 1.2326

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28 day of January, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

