WARRANTY DEED

Karen Johnson Davidson County
Batch# 1379147 DEEDWARR
02/11/2026 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20260211-0010675

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th day of February, 2026 .

Notary Public

My Commission Expires: 12/19/28

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
William T. Nunes, Jr.	**NEW OWNER**	061-07-0-221.00
4202 Glynda Drive		
Nashville, TN 37216		

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Leigh Denise Manuel, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William T. Nunes, Jr., an unmarried man, 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 Lot No. 3 on the plan of Allison Heights, of record in Plat Book 2330, Page 142, Register's Office for said County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Leigh Denise Manuel, unmarried by deed from Nashville Property Group, GP, dated 8/29/13 and filed for record in Instrument No. 20130903-0092069, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Subject to any and all easements and minimum building setback lines of record.

Subject to all matters as shown on plat of record in Plat Book 2330, Page 142, said Register's Office.

Taxes for the year 2026 are a lien, not yet due and payable and subsequent years.

This is unimproved X improved property, known as 4202 Glynda Drive, Nashville, TN 37216

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 my hand this 10th day of February, 2026.

Leigh Denise Manuel

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this 10th day of February, 2026, before me personally appeared Leigh Denise Manuel, 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 10th day of February, 2026.

Notary Signature
My commission expires:

4-22-29

PAM S. ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

CERTIFICATE OF AUTHENTICITY

I, Cassie Pulley, 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 2/10/26.

Cassie Pulley

Affiant Signature

Date: 2/10/26

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 10th day of February, 2026.

K Lee

Notary Public

My commission expires: 8/24/27

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.