Karen Johnson Davidson County
Batch# 1400109 DEEDWARR
04/01/2026 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,975.80
20260401-0025823

WARRANTY DEED

(SEAL)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $534,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 2026.

Jennifer Russell
Notary Public
MY COMMISSION EXPIRES: 01/30/2029

File #26-TL-2417-B

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)
Kathryn Nicole Sinning	New Owner	
(NAME)	(NAME)	**072 13 1C 002.00**
2417 B Brasher Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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,

TYLER LEE HUNT AND ALEXIS KISGEN, A MARRIED COUPLE,

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

KATHRYN NICOLE SINNING, 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 No. B (also known as Unit 2417 B) of the TOWNHOMES AT 2417 BRASHER AVENUE, a Horizontal Property Regime with Private Elements, as shown of record in Instrument No. 20190322-0026243 as amended in Instrument Nos. 20190423-0037277 and 20190628-0063193, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tyler Lee Hunt, a single man, and Alexis Kisgen, a single person, as Tenants in Common with the Right of Survivorship, by Warranty Deed from Mitchell Kronberg and Megan Kronberg fka Megan J. Buhr, husband and wife, of record in Instrument No. 20220531-0062724, in the Register's Office of Davidson County, Tennessee, dated May 24, 2022 and recorded on May 31, 2022.

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 TREVECCA SUBDIVISION OF RENRAW, as recorded in Plat Book 421, Page 72-73.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190322-0026243, as amended in Instrument Nos. 20190423-0037277 and 20190628-0063193.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **2417 B Brasher Avenue, Nashville, TN 37206**.

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 6 day of March, 2026.

Tyler Lee Hunt

Alexis Kisgen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6 day of March, 2026, before me personally appeared Tyler Lee Hunt, 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 6 day of March, 2026.

S. Denise Woods
Notary Signature
My commission expires:

S. DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-19-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6 day of March, 2026, before me personally appeared Alexis Kisgen, 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 6 day of March, 2026.

S. Denise Woods
Notary Signature
My commission expires:

S. DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-19-2028

Tennessee Certification of Electronic Document

I, Kristen Traini, 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 3/6/26 (date of document).

Affiant Signature

3/31/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 31st day of March 2026.

Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL

