Karen Johnson Davidson County
Batch# 1400493 DEEDWARR
04/02/2026 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20260402-0026477

WARRANTY DEED

BRANDI BRASCH · TENNESSEE NOTARY PUBLIC · COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2026

Notary Public

File No. KS-26-1538

MY COMMISSION EXPIRES: 6/16/29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Travis Hunter	Travis Hunter	
(NAME)	(NAME)	
1602 Lincoya Bay Drive	2631 Sparting Hill Bridge Rd	109-05-0D-063.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Thompsons Station, TN 37179	
(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, I/we, **Johnny Kuchar III and Colleen Kuchar, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Travis Jacob Hunter, a single man,** HEREINAFTER CALLED THE GRANTEE, 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 Unit 1602 on the Plan of The Cottages at Williams Bend Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for The Cottages at Williams Bend Townhouses, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712, and Supplementary Declarations in Instrument No. 20041028-0129585, and Second Supplementary Declaration in Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, said Unit, as set for in said Declaration of Covenants. Reference is hereby made to the plan of The Cottages at Williams Bend Townhouses, of placement of Units, as shown on Exhibit "C" to the Second Supplementary Declarations of record in Instrument No. 20050923-0114373 for a more complete identification and description of said units.

Being the same property conveyed to Johnny Kuchar III, unmarried man by Warranty Deed from Derek Ryan Pyle, a single man of record in Instrument No. 20190927-0098746 Register's Office for Davidson County, Tennessee, dated September 23, 2019 and recorded on September 27, 2019.

Colleen Kuchar, spouse of Johnny Kuchar III, joins in the execution of this instrument for the purpose of conveying his/her marital interest, if any, to said property.

This is property more commonly known as 1602 Lincoya Bay Drive, Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 31st day of March, 2026.

Johnny Kuchar, III

Colleen Kuchar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of March, 2026, before me personally appeared Johnny Kuchar, III and Colleen Kuchar, 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 31st day of March, 2026.

Notary Signature
My commission expires:

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 03/31/2026 (date of document).

Affiant Signature

4/01/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

