Karen Johnson Davidson County
Batch# 1427258 DEEDWARR
06/02/2026 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $2,219.63
20260602-0049560

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260454037

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $599,900.00.

Affiant

Subscribed and sworn to before me, this 22nd day of May, 2026.

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 1/4/2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tyler Wornick and Alexander Miley 6224 Rivervalley Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 126 16 0A 281.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul A. Hunter and Anna M. Hunter, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tyler Wornick, an unmarried person, and Alexander Miley, an unmarried person, as joint tenants with right of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 318 on the Plan of Riverwalk, Phase 2A, Section 2 of record in Plat at Instrument No. 20031014-0151984, in 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 Anna M. Hunter and Paul A. Hunter, Wife and Husband, by Warranty Deed from Mary L. Eadie and Jackie E. Eadie, Wife and Husband, of record in Instrument No. 20171101-0112266, in the Register's Office of Davidson County, Tennessee, dated October 30, 2017 and recorded on November 01, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Riverwalk, Phase 2A, Section 2, as recorded in Instrument No. 20031014-0151984.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20011105-0121083, as being amended in Instrument No. 20020424-0050565; Instrument No. 20040430-0049313; Instrument No. 20040506-0051985; Instrument No. 20050308-0025001; Instrument No. 20060320-0031638; Instrument No. 20061103-0136691, Instrument No. 20061214-0154502 and Instrument No. 20220804-0088700.

Easement recorded in Book 513, Page 396 and Book 787, Page 7.

Easement for Right of Way, recorded in Book 751, Page 375; Book 4205, Page 194 and Book 4226, Page 715.

Easement for Transmission Lines, recorded in Book 4257, Page 647.

Easement for Public Utilities, recorded in Book 7526, Page 315; Book 7526, Page 318; Book 7526, Page 324 and Instrument No. 20021125-0145984.

Easement for Road and Utility Access, recorded in Instrument No. 20010706-0072536.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20010919-0101279; Instrument No. 20021119-0143687 and Instrument No. 20040826-0103240.

Landscape Agreement as set forth in instrument recorded in Instrument No. 20010919-0101280.

Plan of Newsom Land of record at Plat Book 1, Page 25 and in Plat Book 1, Page 121, Chancery Court of Davidson County, Tennessee.

This is improved property located at 6224 Rivervalley Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of May, 2026.

Paul A. Hunter

Anna M. Hunter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paul A. Hunter and Anna M. Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of May, 2026.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

Certificate of Authenticity

I, Christian Reynolds, 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 **May 29, 2026**.

Date

Affiant Signature

May 29, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **29** day of **May**, 20**26**.

Notary's Signature

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)