Karen Johnson Davidson County
Batch# 1427596 DEEDWARR
06/03/2026 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,098.90
20260603-0050075

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260554361** DELAYNA SISK STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $297,000.00. Affiant Subscribed and sworn to before me, this 29th day of May, 2026. Notary Public My Commission Expires: 4/27/28

WARRANTY DEED

Address New Owner: Gena Lemmons Hunn and Ronald William Hunn 705 Fox Ridge Drive Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 160-14-0C-005.00 CO

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, **Phil Vizzaccaro and Melissa Vizzaccaro, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Gena Lemmons Hunn and Ronald W. Hunn, married to each other,** ("Grantees"), their 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 Unit No. 705, on the Plan of Brentwood Trace Condominiums Section II, of record in Plat Book 5200, pages 376 and 377, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Brentwood Trace Condominiums Section Two, a horizontal property regime established by Master Deed of record in Book 5818, page 915 amended in Book 5868, page 70, said Register's Office.

Being the same property conveyed to PHIL VIZZACCARO AND MELISSA VIZZACCARO, HUSBAND AND WIFE, by deed from LAUREN D. MARTIN AND THADDEUS MARTIN, of record in Instrument No. 20220418-0043994, dated April 12, 2022, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 160-14-0C-005.00 CO.

Deed of record in Book 5818, page 915 and amended in Book 5868, page 70, said Register's Office.

Amended By-Laws of record in Instrument No. 20240607-0042854, said Register's Office. shown on the Plan of record in Plat Book 5200, pages 376 and 377, said Register's Office.

This is improved property located at 705 Fox Ridge Drive Brentwood TN 37027

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 29th day of May, 2026.

Phil Vizzaccaro

Melissa Vizzaccaro

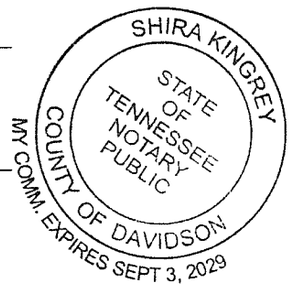
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Phil Vizzaccaro and Melissa Vizzaccaro, 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 29th day of May, 2026.

Notary Public

My Commission Expires: _____



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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.

J. Carlton Drumwright

May 29, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 29, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY