WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $724,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 1-22-29
(AFFIX SEAL)

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch # 1452933 DEEDWARR
07/31/2026 11:53:04 AM 2 pgs
Fees: $13.00 Taxes: $2,678.80

20260731-0070723

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

/WS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Abigail Baricevich	**Cornerstone First Mortgage, LLC**	
(NAME)	(NAME)	**091 09 2T 002.00**
505 Elaine Ave	**2655 Camino Del Rio North #100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**San Diego, CA 92108**	
(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, **ADAM SCULLY AND WIFE, TIA SCULLY AND DAN KUNZE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ABIGAIL BARICEVICH, SINGLE,** 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 situated in Davidson County, Tennessee, being Unit B, as established m Declaration of Covenants, Conditions and Restrictions for MAXON AND ELAINE, a horizontal property regime with private elements, of record at Instrument No 20250124-0005748, Register's Office Davidson County, Tennessee, as identified on the Plat attached as Exhibit B to said Declaration, and which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Adam Scully and Tia Scully, husband and wife, by Warranty Deed from Jennifer L. Hunt Ochs, Executrix of Estate of Mildred L. Hunt, and Jennifer L. Hunt Ochs and Terry L. Hunt, beneficiaries of the Last Will and Testament of Mildred L. Hunt, of record in Instrument No 20240830-0066834, in the Register's Office of Davidson County, Tennessee, dated August 20, 2024 and recorded on August 30, 2024.

Being the same property conveyed to Adam Scully and Tia Scully, Married, and Dan Kunze, by Quitclaim Deed from Adam Scully and Tia Scully, of record in Instrument No 20250415-0028684, in the Register's Office of Davidson County, Tennessee, dated April 09, 2025 and recorded on April 15, 2025. Said property is not and has never been the primary marital residence of Dan Kunze.

This conveyance is subject to:
- Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION LOTS 95 96 OF T.M. NALL'S SUBDIVISION OF COCKRILL LAND, as recorded in Plat Book 6200, Page 868.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20250124-0005748.
- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions recorded in Instrument No. 20260306-0018300.
- Easement for Sanitary Sewer Line, recorded in Instrument No. 20250411-0027518.
- Charter of The Maxon and Elaine Homeowners Association, Inc Recorded in Instrument No. 20250304-0016078.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **505 Elaine Ave, Nashville, Tennessee 37209**.

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 30th DAY OF JULY, 2026.

Adam Scully

Tia Scully

Dan Kunze by Adam Scully Attorney in Fact

Dan Kunze by Adam Scully, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM SCULLY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of July, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIA SCULLY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of July, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM SCULLY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of DAN KUNZE, and who acknowledged he/she/they executed the same as the free act and deed of the said DAN KUNZE.

Witness my hand and official seal, this the 30th of July, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212