This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-9999-SC

Karen Johnson Davidson County
Batch# 1460277 DEEDWARR
08/18/2026 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,949.90
20260818-0076860

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $527,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of August, 2026.

AUDRA C DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 02-23-2030

Notary Public
My Commission Expires:

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Arthur W. Huenecke Jr. and Joan Marie Huenecke, Trustees of The Arthur W Huenecke and Joan M Huenecke Living Trust dated February 19, 2018<br>3124 Stafford Drive<br>Nashville, TN 37214 | New Buyer | 097 02 0A 569.00 |

# WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Jonathan Parker Cortner and Rebecca Colburn Cortner, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Arthur W. Huenecke Jr. and Joan Marie Huenecke, Trustees of The Arthur W Huenecke and Joan M Huenecke Living Trust dated February 19, 2018** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 569 on the Plan of VILLAGES OF RIVERWOOD, SECTION ONE, PHASE 5A of record in Plat at Instrument No. 20161011-0107256, 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 Jonathan Parker Cortner and Rebecca Therese Colburn, husband and wife, by Warranty Deed from Willis Victor Duggan, Jr., a single man, of record in Instrument No. 20210329-0040536, in the Register's Office of Davidson County, Tennessee, dated March 25, 2021 and recorded on March 29, 2021.

Rebecca Therese Colburn is now known as Rebecca Colburn Cortner.

This is ☒ improved or ☐ unimproved property located at: **2137 Hickory Brook Drive, Nashville, TN 37076**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 14th day of August, 2026.

GRANTOR:

Jonathan Parker Cortner

Rebecca Colburn Cortner

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jonathan Parker Cortner and Rebecca Colburn Cortner, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of August, 2026.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 1/22/30



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# CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **August 14th, 2026**

Affiant Signature

**08/14/2026**
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **August 14th, 2026**

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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