Karen Johnson Davidson County
Batch# 1471923 DEEDWARR
09/11/2026 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,367.63
20260911-0084553

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-10165-SC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $639,900.00.

Affiant

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

Subscribed and sworn to before me, this the 9th day of September, 2026.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Scott Zuefle and Hannah Bathen 1520 Litton Avenue Nashville, TN 37216	Wells Fargo Bank, N.A. 2701 Wells Fargo Way Minneapolis, MN 55408	072 11 4D 002.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Virginia K. Cunningham, now known as Kennedy Cunningham Toban, and Ramsey Toban, wife and husband** (individually and/or collectively, "Grantor"), transfer and convey unto **Scott Zuefle and Hannah Bathen, husband and wife** (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 Unit B, 1810 BRANCH STREET TOWNHOMES, a Horizontal Property Regime with Private Elements, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180529-0050798, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Virginia K. Cunningham and Ramsey Toban, by Warranty Deed from Mohamed M. Toban and Bobbie Renee Toban, husband and wife, of record in Instrument No. 20200811-0089256, in the Register's Office of Davidson County, Tennessee, dated August 06, 2020 and recorded on August 11, 2020.

Virginia K Cunningham is now known as Kennedy Cunningham Toban

This is ☒ improved or ☐ unimproved property located at: **1520 Litton Avenue, Nashville, TN 37216**

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 4th day of September, 2026.

GRANTOR:

Kennedy Cunningham Toban

Ramsey Toban

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kennedy Cunningham Toban and Ramsey Toban, 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 4th day of September, 2026.

Notary Public
My Commission expires: 11-5-2029

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 **September 4th, 2026**

Affiant Signature

09/04/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **September 4th, 2026**

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY