Karen Johnson Davidson County
Batch# 1474802 DEEDWARR
09/18/2026 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20260918-0086938

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 202611651B **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$530,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 17th day of September, 2026. Notary Public My Commission Expires:

WARRANTY DEED

KAYLOR JANDRO NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/24/2028 DAVIDSON COUNTY

THIS INDENTURE, made this 17th day of September 2026, among:

MCKENZIE HUNGATE AND LAUREN HUNGATE, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

ROBERT D. BELL, AN UNMARRIED MAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, lying in the easterly part of the J. C. Hows tract, of record in Book 802, page 371, of the Register's Office of Davidson County, and beginning at an iron pin in the northerly margin of Charlotte Pike (U.S.70), said point being the southwesterly most corner of Jim Hows 9.88 acre tract, of record in Book 6730, page 428; thence proceeding along Jim Hows westerly most property line North 05° 55' 35" East, 1167.85' to an iron pin; thence continuing along Hows westerly line North 25° 47' 17" East, 1167.70' to an iron pin at Hows northwesterly most corner, in the southerly line of the L. A. Morrissey property, of record in Book 1020, page 158; thence proceeding along Morrissey's southerly property line, South 76° 42' 28" West, 185.00' to an iron pin at J. C. Flows northeasterly most corner, of record in Book 802, page 371; thence proceeding along J. C. Hows easterly most property line South 22° 09' 36" West, 1080.42' to an iron pin; thence continuing along Hows easterly property line South 05° 55' 35" West, 1192.46' to an iron pin in the northerly margin of Charlotte Pike; thence proceeding along the northerly margin of Charlotte Pike North 78° 49' 33" East, 83.70' to the beginning, containing 5.04 acres, as surveyed by Gaffron & Jeffers in May of 1986.

Together with an easement for ingress and egress as set out and described in the Easement of Right-of-Way for Ingress and Egress, of record in Book 6969, page 918, Register's Office for Davidson County, Tennessee.

Together with an easement for ingress, egress, regress, utilities and maintenance as set out and described in the Joint Driveway Easement for Ingress, Egress, Regress, Utilities and Maintenance, of record in Instrument No. 20171107-0114539, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to McKenzie Hungate and Lauren Hungate, husband and wife by deed from Jonathan David Laberge and Elizabeth Laberge, a

married couple, dated November 29, 2021, of record in Instrument No. 20211202-0160039, Register's Office for Davidson County, Tennessee.

Being also known as 8004 Charlotte Pike, Nashville, TN 37221.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

McKenzie Hungate

Lauren Hungate

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, McKenzie Hungate and Lauren Hungate, the within named bargainor(s), 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 and official seal this 17th day of September 2026.

Notary Public
My Commission Expires: _____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-06-2030

Owner Name & Property Address:

Name: Robert D. Bell
Address: 8004 Charlotte Pike
City, State, Zip: Nashville, TN 37221

Responsible Party For Taxes:

Name: _____
Address: _____
City, State, Zip: _____

Tax ID: 127-00-0-251.00

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 **September 17, 2026**

Affiant Signature

September 17, 2026

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **17** day of **September**, 20**26**.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY