THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260955677** Karen Johnson Davidson County Batch# 1479165 DEEDWARR 10/01/2026 11:20:30 AM 3 pgs Fees: $18.00 Taxes: $2,656.60 20261001-0090612	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $718,000.00. Affiant Subscribed and sworn to before me, this 29th day of September, 2026. Notary Public My Commission Expires: 11-21-2027 CHERYL M RODGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

WARRANTY DEED

Address New Owner: Kelly Danielle Burnett Cunningham and Jared Burrell Cunningham 843 Percy Warner Boulevard Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 129-15-0-071.00

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, **Veronica Catherine Anderson and Seneca Eugene Anderson, II, as Trustees of The Gene and Veronica Anderson Living Trust dated April 11, 2022** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kelly Danielle Burnett Cunningham and Jared Burrell Cunningham, wife and Husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 46 on the Plan of West Meade Highlands, Section I, as of record in Book 3700, Page 69 and 70, Register's Office for Davidson County, Tennessee. Said Lot No. 46 Fronts 99.64 feet on the Northerly side of Percy Warner Boulevard and extends back 202.3 feet on the Westerly line and 222.7 feet on the Easterly line to a dead line in the rear, which is a broken line, measuring a total of 84.58 feet thereon.

Being the same property conveyed to Seneca Eugene Anderson, II and Veronica Catherine Anderson, as Trustees of the Gene and Veronica Anderson Living Trust dated April 11, 2022, by virtue of Quit Claim Deed dated September 10, 2022 in Instrument No. 20220916-0103660, in the said Register's Office.

Being the same property previously conveyed to Seneca Eugene Anderson, II and Veronica Catherine Anderson, husband and wife, by virtue of Quit Claim Deed, dated September 10, 2022, in Instrument No. 0220916-0103658, in the said Register's Office.

Being the same property previously conveyed to Seneca Eugene Anderson, II and Veronica Catherine Anderson, as Trustees of the Gene and Veronica Anderson Living Trust dated April 11, 2022, by virtue of Quit Claim Deed, dated April 11, 2022, in Instrument No. 20220413-0043113, in the said Register's Office.

Being the same property previously conveyed to Seneca E. Anderson, II and wife, Veronica C. Anderson, by virtue of Quit Claim Deed, dated May 18, 2001, in Instrument No. 20010524-0054238, in the said Register's Office.

Being the same property previously conveyed to Seneca E. Anderson, II, by virtue of Warranty Deed, dated December 15, 1999, in Instrument No. 19991216-0303841, in the 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. 129-15-0-071.00.

Matters shown on the Plan of record in Plat Book 3700, pages 69 & 70, said Register's Office.

This is improved property located at 843 Percy Warner Boulevard Nashville TN 37205

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 September, 2026.

The Gene and Veronica Anderson Living Trust dated April 11, 2022

Seneca Eugene Anderson II
By: Seneca Eugene Anderson, II, Trustee

Veronica Catherine Anderson
By: Veronica Catherine Anderson, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Seneca Eugene Anderson, II and Veronica Catherine Anderson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of The Gene and Veronica Anderson Living Trust dated April 11, 2022, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of September, 2026.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

Certificate of Authenticity

I, Holly A. Mason 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 the _____ day of 9/29/26, 2026.

Affiant Signature

9/30/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 day of September, 2026.

Notary's Signature

(Notary Seal)

My Commission Expires: 7/14/2030

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY