NEW OWNER:
PROPERTY OWNER 10, L.L.C.
P.O. BOX 4090
SCOTTSDALE, AZ 85261

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 19-0537

Map and Parcel
174110A04300CO

Record & Return To:
Realty Title & Escrow Co.
6525 N. Quail Hollow Rd, Ste. 115
Memphis, TN 38120
P:(901)260-4055
File No.: 19110214
TG: 7597557

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 234844 DEEDWARR
05/28/2019 08:05:50 AM 4 pgs
Fees: $23.00 Taxes: $900.95

20190528-0049689

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Forty-Three Thousand Five Hundred and 00/100 Dollars ($243,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **SHEILA HUNT, an unmarried woman,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **PROPERTY OWNER 10, LLC, a Delaware Limited Liability Company,** ("Grantee"), its successors and/or assigns, the following tract or parcel of land, situated and lying in the **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 142, on the Plan of Cane Ridge Farms, Phase 1, Section 2, (Erroneously referred to Section One, Phase Two in prior deed of record) of record in Instrument No. 20010404-0032708, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Homer L. Hunt and wife, Sheila Hunt by Warranty Deed from Melvin N. Brock and wife, Linda H. Brock, dated July 6, 2005, and of record in Instrument No. 20050708-0078891, in the Register's Office for Davidson County, Tennessee. Homer L. Hunt and Sheila Hunt remained married, without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Homer L. Hunt on April 3, 2019; therefore, Sheila Hunt is the surviving tenant by the entirety to the property herein.

THIS IS IMPROVED PROPERTY more commonly known as 1848 ANNALEE DRIVE, ANTIOCH, TENNESSEE 37013.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and/or assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Instrument No. 20010404-0032708, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 20th day of May, 2019.

Sheila Hunt

SHEILA HUNT

By: Robert Morris Attorney IN-Fact

ROBERT MORRIS, pursuant to Power of Attorney of Record in Instrument No. 20190528-0049688, RODC, Tennessee.

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **ROBERT MORRIS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **SHEILA HUNT** the within-named bargainor, as the free act and deed of the said **SHEILA HUNT.**

WITNESS my hand and official seal at office, this 20th day of May, 2019.

NOTARY PUBLIC

My commission expires:



****

The actual consideration or value, whichever is greater, for this transfer is **$243,500.00.**

Linda Gray, Agent
AFFIANT

Sworn to and subscribed to before me this 23rd day of May, 2019.

NOTARY PUBLIC

My commission expires: 1-14-23

TRACY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires
January 14, 2023

AFFIDAVIT RE: POWER OF ATTORNEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned, do hereby swear and affirm that I am the attorney-in-fact for SHEILA HUNT, by virtue of a Power of Attorney duly executed by the said SHEILA HUNT, and:

☐ appearing of record at Instrument No. _____ In the Register's Office of DAVIDSON County, Tennessee; or

☒ recorded simultaneously herewith.

I, the undersigned, do hereby further swear and affirm that as of the date hereof, the said SHEILA HUNT, is alive and well and has not revoked or rescinded the powers granted me under the Power of Attorney described above. I further agree to indemnify and hold harmless any individual, including closing agencies and title underwriters, from any damages resulting from reliance on the Power of Attorney and this Affidavit.

FURTHER THE AFFIANT SAYETH NAUGHT.

x _____
ROBERT MORRIS

SWORN to and subscribed before me, this the 20th day of May, 2019.

_____
Notary Public

My Commission Expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022