This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 244455 DEEDWARR
06/17/2019 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20190617-0058044

State of Tennessee
County of Davidson

Florida
Palm Beach

The actual consideration or value, whichever is greater for this transfer is: $ 290,000.00

Affiant Signature

Subscribed and sworn to before me on this the 14th day of June , 2019

Notary Public

My Commission expires JAN 29 2020

KAREN RILEY
Notary Public - State of Florida
Commission # FF 946293
My Comm. Expires Jan 29, 2020
Bonded through National Notary Assn.

NAME AND ADDRESS OF PROPERTY OWNER:
Teaona U. Hunt
1101 General George Patton Rd.
Nashville, TN 37221-2541
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 142090D14500C0

WARRANTY DEED

19NT00280

Effective the 14th day of June , 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

JUDY IVEY, MARRIED WOMAN

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

TEAONA U. HUNT, AN UNMARRIED WOMAN

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 1101, designated No. 1101-C, as shown on the map entitled River Plantation, Section Six, Phase I, a Condominium, of record in Book 5200, Pages 359-360, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Judy Ivey, married woman, by Warranty Deed from \James C. Straka, Trustee of the James C. and Betty S. Straka Revocable Trust, u/a/d February 18, 2014, dated 08/02/2017 and recorded 08/03/2017 as Document No. 20170803-0079210, Register's Office for Davidson County, TN.

Being the same property conveyed to James C. Straka and Betty S. Straka, Co-Trustees of the James C. and Betty S. Straka Revocable Trust, u/a/d February 18, 2014, by Quit Claim Deed from James C. Straka and Betty S. Straka, recorded 03/05/2014 as Document No. 20140307-0019518, Register's Office for Davidson County, TN.

This is an improved property commonly known as 1101 General George Patton Rd, Nashville, TN 37221.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 13th day of June, 2019

Judy Ivey

State of ~~Tennessee~~ Florida
County of ~~Davidson~~ Palm Beach

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Judy Ivey** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 13th day of June, 2019.

Notary Public ~~Karen Riley~~

My commission expires: JAN 29 2020

KAREN RILEY
Notary Public - State of Florida
Commission # FF 946293
My Comm. Expires Jan 29, 2020
Bonded through National Notary Assn.

CERTIFICATE OF AUTHENTICITY

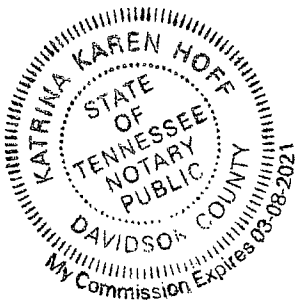
I, Sean Huddleston, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Katrina Hoff, a notary public for this county and state, Sean Huddleston who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My commission expires: 03-08-2021

Notary's Seal: