# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/31/2020 (AFFIX SEAL)

RUTHERFORD COUNTY TONJA COX STATE OF TENNESSEE NOTARY PUBLIC

W-SB-EXIT-20-3236

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Eden Hagos** | Eden Hagos | |
| (NAME) | (NAME) | |
| **3236 Clapham Road** | 3236 Clapham Road | **149-03-0A-041.00-CO** |
| (ADDRESS) | (ADDRESS) | |
| **Antioch, TN 37013** | Antioch, TN 37013 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARCUS HUNT AND WIFE, THEDA HUNT,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EDEN HAGOS, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Section 2, Chelsea Village Addition of record in Plat Book 7900, Page 903, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marcus Hunt and wife, Theda Hunt by Warranty Deed from George B. White, Jr. and wife, Wanda G. White of record in Instrument No. 20050624-0072864 Register's Office for Davidson County, Tennessee, dated June 16, 2005 and recorded on June 24, 2005.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat Book 7900, Page 903, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 9492, Page 747, amended in Book 9503, page 493, Book 9764, page 334, Book 9772, Page 887, Book 9858, Page 386 and Book 9988, Page 743 and Book 10117, Page 532,, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 8813, Page 192, in the Register's Office for Davidson County, Tennessee.
- Deed for Common Area of record in Book 9991, Page 914, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3236 Clapham Road, Antioch, Tennessee 37013**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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(S), their heirs and assigns, against 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.

Karen Johnson Davidson County
Batch# 378329 **DEEDWARR**
03/27/2020 09:02:51 AM 2 pgs
Fees: $13.00 Taxes: $926.85

20200327-0033209

Witness my/our hand(s) this the 25th DAY OF MARCH, 2020.

Marcus Hunt

Theda Hunt

Theda Hunt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARCUS HUNT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of March, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)




STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THEDA HUNT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of March, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)




**RETURN TO:**
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Nashville, TN 37212