Karen Johnson Davidson County
Batch# 384992 DEEDWARR
04/14/2020 07:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20200414-0038590

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 4-9-20
(AFFIX SEAL)

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Karen Linnae Cappellino and Albert C. Chang	Summit Funding, Inc.	Parcel ID: 083 15 0 096.00
(NAME) 2815 Noonan Drive	(NAME) P.O. Box 15167	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Sacramento, CA 95813-9998	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Horace Dotson Hunt, a married man and Faye Elizabeth Hunt, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Karen Linnae Cappellino, a married woman and Albert C. Chang, a married man**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 15th Civil District of Davidson County, Tennessee, being Lot No. 111 on the Plan of Fortland Park, Section 1, as of record in Plat Book 2663, Page 61, Register's Office for Davidson County, Tennessee.

Said Lot No. 111 begins at a point in the southerly margin of Noonan Drive, the common corner of Lots 111 and 112; thence southeasterly along the line between said two lots, 187 feet to a point; thence southwesterly 56.1 feet to the point, the common comer of lots 111,28,27, and 163; thence northwesterly along the line between Lots Nos. 111 and 28, 94.6 feet to a point, the common corner lots of Lots 111, 28, and 29; thence northerly along the line between Lots Nos. 111 and 29, 115 feet to a point in the southerly margin of Noonan Drive; thence along the margin of said Drive, northwesterly 4.2 feet to a point, and continuing with the margin of said Drive, northeasterly 70.83 feet to the point of beginning.

Being the same property conveyed to Horace Dotson Hunt, separated by Warranty Deed from Penny Ziska, unmarried dated April 29, 2010 and recorded May 14, 2010 as Instrument No. 20100514-0037115, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Horace Dotson Hunt, separated and Faye Elizabeth Hunt, married, tenants in common with right of survivorship by Quitclaim Deed from Horace Dotson Hunt, separated dated October

01, 2018 and recorded October 09, 2018 as Instrument No. 20181009-0099902, in said Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2815 Noonan Drive, Nashville, TN 37206

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; and we do covenant with the 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, 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 Grantees, 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.

Witness our hands this 9 day of APRIL, 2020

Horace Dotson Hunt

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

Faye Elizabeth Hunt by Horace Dotson Hunt, as her Attorney-in-Fact

Faye Elizabeth Hunt by Horace Dotson Hunt Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF WILSON

I, the undersigned, a Notary Public for the County of Sumner and State of Tennessee, do hereby certify that Horace Dotson Hunt, an unmarried man, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 9th day of April, 2020.

_____
Notary Public

My Commission Expires: 7-17-23

(SEAL)

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Horace Dotson Hunt, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Faye Elizabeth Hunt, as Attorney-in-fact, under Power of Attorney bearing Instrument No. __202004140038589___, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Faye Elizabeth Hunt, under said Power of Attorney.

Witness my hand and official seal, this the 9th day of April, 2020.

_____
Notary Public

My Commission Expires: 7-17-23

(SEAL)

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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 according to law.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)