Karen Johnson Davidson County
Batch# 406916 DEEDWARR
05/28/2020 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $2,534.50
20200528-0054831

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $685,000.00.

Affiant

Subscribed and sworn before me this the 21st day of May, 2020.

Notary Public
My commission expires: 1-3-23

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Myriah Kingen 1906 Electric Avenue Nashville, TN 37206	New owners	094-02-0 197.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, COLE HUNT AND JENNIFER HUNT, HUSBAND AND WIFE hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MYRIAH KINGEN, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Westerly 30 feet of Lots Nos. 93 and 94 and the Northerly 35 feet of the Westerly 30 feet of Lot No. 92 on the Plan of United Electric Railway plan of Lots, of record in Plat Book 161, Page 8, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said parts of said Lots 94, 93 and 92 front 30 feet on Southerly side of Electric Avenue and run back between parallel lines, 150 feet to a private alley.

Being the same property conveyed to Cole Hunt and Jennifer Hunt, husband and wife, by deed from City Limits Construction, LLC, a Tennessee Limited Liability Company, dated 06/30/2017, of record in Instrument No. 20170703-0066684, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1906 Electric Avenue, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 21 day of May, 2020.

Cole Hunt

Jennifer Hunt

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cole Hunt and Jennifer Hunt, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21 day of May, 2020.

My commission expires:

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2020

Notary Public

Certificate of Authenticity

I, John W. Bishop, 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 according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)