THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
P. O. Box 527
Goodlettsville, Tennessee 37070

Karen Johnson Davidson County
Batch# 435561 DEEDWARR
07/10/2020 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20200710-0075706

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Citlaly Gomez and Oscar A. Gomez 8120 Whites Creek Pike Joelton, Tennessee 37080	SWBC 9311 San Pedro #100 San Antonio, TX 78216	004-00-0-048.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EMMIS WAYNE HUNTER, ROBERT HARVILL HUNTER, and CHARLES RAY HUNTER,** have this day bargained and sold, and do hereby transfer and convey unto the said **CITLALY GOMEZ AND OSCAR A. GOMEZ, Wife and Husband,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Stephen A. Draper, Surveyor, May 10, 1960, as follows:

Beginning in the easterly margin of the Springfield Highway 350 feet from Baxter's south line; thence South 89° 55' East 651 feet; thence South 11° East 148 feet; thence South 88° 05' West 636 feet to the easterly margin of said Highway; thence with said margin, northerly 175 feet to the beginning, containing 2.3 acres, more or less.

Being the same property conveyed to EMMIS J. HUNTER and wife, ANN J. Hunter, by deed from JOHN C. HUNTER and wife, MABEL SMITH HUNTER, of record in Book 5894, page 503, dated May 31, 1982, said Register's Office.

ANN J. HUNTER died on or about January 4, 2018, leaving EMMIS J. HUNTER the surviving tenant by the entirety.

EMMIS J. HUNTER died testate on or about February 9, 2019. His Last Will and Testament, being filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Docket No. 19P543, devised the subject property to his sons, EMMIS WAYNE HUNTER and JOHN GLENN HUNTER and ROBERT HARVILL HUNTER and CHARLES RAY HUNTER. The said JOHN GLENN HUNTER, a single man without issue, has disclaimed and renounced 100% of his interest in said property pursuant to a Disclaimer of Interest in Decedent's Estate being recorded simultaneously herewith in Instrument No. 202007100075705, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is **$250,000.00**.
Subscribed and sworn to before me
this 10th day of July, 2020.
My Commission Expires: 9/29/2021

Affiant

Notary Public

LISA S. ALLARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

This is improved property located at 8120 Whites Creek Pike, Joelton, Davidson County, Tennessee 37080.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 July, 2020.

EMMIS WAYNE HUNTER

CHARLES RAY HUNTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **EMMIS WAYNE HUNTER and CHARLES RAY HUNTER,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 9 day of July, 2020.

RUSSELL E. FREEMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC
My Commission Expires: 12/23/2020

ROBERT HARVILL HUNTER

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Personally appeared before me, Barbara L. Sickimich, a Notary Public in and for said County and State, **ROBERT HARVILL HUNTER,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Tampa, Florida, this the 9th day of July, 2020.

NOTARY PUBLIC

My Commission Expires: March 31, 2023

BARBARA L. SICKIMICH
MY COMMISSION # GG 313399
EXPIRES: March 31, 2023
Bonded Thru Notary Public Underwriters

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY