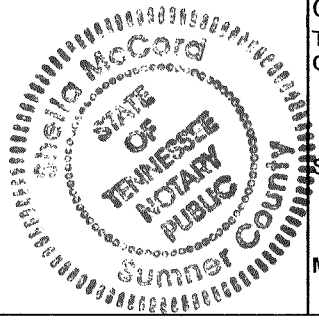
WARRANTY DEED

Karen Johnson Davidson County
Batch# 446879 DEEDWARR
07/30/2020 12:43:30 PM 5 pgs
Fees: $28.00 Taxes: $980.50
20200730-0084183



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES: 4/1/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher Yontz	Christopher Yontz	085140029.00
(NAME) 9322 Lakeshore Drive	9322 Lakeshore Drive	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Evans C. Hunt and Charlie Howard Hunt and Betty H. Dunkerson,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Christopher Yontz, a married man,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Property located at 200 Disspayne Drive in Nashville, 14th Councilmanic District of Davidson County, Tennessee. Being shown as Lot 1 on the Final Plat of the Resubdivision of Lot 5 Section One Stanford Country Club Estates of record in Instrument No. 20200507-0047840, R.O.D.C., TN. Being more particularly described according to a survey by Crenshaw Land Surveying, William E. Crenshaw TN. R.L.S. #2395, dated November 26, 2019 and last revised on February 12, 2020, and known as Job No. 19106, as follows:

BEGINNING at an existing concrete monument found at the Northwest corner of the herein-described tract and in the southerly right-of-way at the westerly terminus of Walco Drive, approximately 169' southwest of the centerline of Disspayne Drive. Said monument being in the easterly line of the Janice Franks et al property of record in D.B. 20180508-0044002, R.O.D.C., TN. Thence, from said POINT OF BEGINNING, leaving the line of Franks, along the southerly right-of-way of Walco Drive, 25 feet from the center, N 52°10'29" E – 119.14' to an existing concrete monument. Thence, with a curve right having a radius of 25.00', a chord bearing and distance of S 81°36'32" E - 36.12' and an arc length along said curve of 40.36' to an existing concrete monument in the westerly right-of-way of Disspayne Drive. Thence, along said right-of-way, 25 feet from the center, S 35°17'38" E – 123.63' to a new iron pin set at the Southeast corner of the herein described tract and the Northeast corner of Lot 2. Thence, leaving the right-of-way of Disspayne Drive, along the northerly line of Lot 2, S 54°39'23" W – 146.46' to a new iron pin set in the easterly line of Janice Franks et al at the Southwest corner of the herein-described tract and the Northwest corner of Lot 2. Thence, leaving the line of Lot 2, along the easterly line of Franks, N 34°46'01" W – 143.45' to the POINT OF BEGINNING, containing 21,222 square feet.

Being part of the same property conveyed to Joe H. Hunt and wife, Mildred C. Hunt by Warranty Deed dated 03/16/1963 from Richard G. Freese and wife, Joan K. Freese of record in Book 3530, Page 465, Register's Office for Davidson County, Tennessee. Joe H. Hunt predeceased Mildred C. Hunt leaving her as the surviving tenant by the entirety. The said Mildred C. Hunt died testate on June 30, 2019 devising subject property to Evans C.

Hunt, Charlie Howard Hunt and Betty H. Dunkerson, as evidenced by the Last Will and Testament of Mildred C. Hunt filed under Docket No. 19P1411, in the Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2020 and subsequent years, a lien not yet due and payable, which have been prorated as of the day of closing and assumed by the Grantee herein; All matters as set forth per plat of record in Plat Book 2900, Page 50, as revised in Instrument 202005070047840, Register's Office for Davidson County, Tennessee; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5250, Page 699, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 200 Disspayne Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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 and official seal this the 7 day of July, 2020.

Evans C. Hunt

State of HAWAII
County of Honolulu

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Evans C. Hunt, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7th day of July, 2020.

Notary Public: STACEY PAK, State of Hawaii
My Commission Expires: July 19, 2023

STACEY PAK NOTARY PUBLIC No. 05-488 STATE OF HAWAII

Doc. Date: 07/07/2020 # Pages: 4
Stacey Pak First Circuit
Doc. Description Warranty Deed

07/07/2020
Notary Signature Date

STACEY PAK NOTARY PUBLIC No. 05-488 STATE OF HAWAII

NOTARY CERTIFICATION

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

Charlie Howard Hunt

State of TENNESSEE
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charlie Howard Hunt, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of July, 2020.

Notary Public:
My Commission Expires: 19AUG23

LINDSEY M. BEARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Witness my hand and official seal this the 14th day of July, 2020.

Betty H. Dunkerson

Betty H. Dunkerson

State of TENNESSEE
County of Henry

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty H. Dunkerson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of July, 2020.

Notary Public:
My Commission Expires: 20 July 2022

Sam Cross
State of Tennessee
Notary Public
Henry County

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

