(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $441,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC GEORGE R. KENNEDY DAVIDSON COUNTY

Karen Johnson
Batch# 448545
08/03/2020 11:06:58 AM
Fees: $13.00 Taxes: $1,631.70

Davidson County
DEEDWARR
2 pgs

20200803-0085211

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jacqueline C. Gentry, an unmarried woman 508 Wilcox Ct Nolensville, TN 37135	Regions Bank dba Regions Mortgage Dept 2520 P.O. Box 2153 Birmingham, AL 35287-2520	Tax Map: Parcel ID: 186 04 0A 361.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Gail L. Hunt, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Jacqueline C. Gentry, an unmarried woman**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Williamson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 361, on the Plan of Burkitt Place, Phase 2K, Section 2, "Cluster Lot Subdivision", of record in Instrument No. 20140609-0049811, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Howard Hunt and Gail Hunt, husband and wife by Warranty Deed from Mary G. Taylor now Mary G. Lucas, a married woman, dated 04/15/2016 and recorded 04/20/2016, of record in Instrument 201604200038168, Register's Office for Davidson County, Tennessee.

The said Howard Hunt died on 01/30/2020 leaving the said Gail Hunt as the sole suriviving tenant by the entirety.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 508 Wilcox Ct, Nolensville, TN 37135

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 my/our hand(s) this the 31st day of July, 2020.

Gail L. Hunt

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Gail L. Hunt with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 31st of July, 2020.

Notary Public

My Commission Expires: 09/22/2021

(SEAL)

