WARRANTY DEED

Karen Johnson Davidson County
Batch# 461871 DEEDWARR
08/21/2020 02:03:30 PM 5 pgs
Fees: $28.00 Taxes: $444.00
20200821-0094740

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF Aug. 2020.

Notary Public

MY COMMISSION EXPIRES: 3/1/23

(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
Zobair Rahimi	Zobair Rahimi	085-14-0-055.00
(NAME) 206 Disspayne Drive	(NAME) 206 Disspayne Drive	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(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 **Zobair Rahimi**, 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:

Land in Davidson County, Tennessee, being Lot No. 2, on the Final Plat, Resubdivision of Lot 5, Section One, Stanford Country Club Estates, of record in Instrument Number 20200507-0047840, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Joe H. Hunt and wife, Mildred C. Hunt, by Warranty Deed dated 3/16/1963 from Richard G. Freese and wife, Joan K. Freese of record in Book 3530, page 465, Register's Office for Davidson County, Tennessee. The said Joe H. Hunt predeceased Mildred C. Hunt leaving her 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 ☐ 206 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 11 day of August, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this ~~14th day~~ 11th day of August, 2020.
S.P.

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

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

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

Doc. Date: 08/11/2020 # Pages: 4
Stacey Pak First Circuit
Doc. Description Warranty Deed

08/11/2020
Notary Signature Date

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

NOTARY CERTIFICATION

Witness my hand and official seal this 12th day of August, 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/she/they executed the within instrument for the purposes therein contained.

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

Notary Public:
My Commission Expires: 06/05/2022

JACOB HEINIGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Witness my hand and official seal this 12th day of August, 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 he/she/they executed the within instrument for the purposes therein contained.

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

Notary Public:
My Commission Expires: 20 July 2022

Sam Cross
State of Tennessee
Notary Public
Henry County

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

