Karen Johnson Davidson County
Batch# 474555 DEEDWARR
09/14/2020 09:26:05 AM 2 pgs
Fees: $13.00 Taxes: $795.50
20200914-0104226

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF Wilson The actual consideration or value, whichever is greater, for this transfer is $215,000.00. Affiant Subscribed and sworn to before me, this 4th day of September, 2020. Notary Public My commission expires: 10/6/21

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company d/b/a Solomon Parks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Trgy Littlefield, Chad Kneller, Jaree Kneller	New Owner	072-13-0-363.00
1215 Emmett Ave		
Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

David Hunter, Executor of the Estate of Buel Ersel Hunter, Jr.

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Tryg Littlefield, Chad Kneller, and Jaree Kneller

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Part of Lot No. 1 of Block "A" on the Map of Tim H. Moore's Subdivision, as of record in Book 332, Page 107, Register's Office for said County, and being known as Lot No. 2 on the unrecorded Map showing the re-subdivision of a part of said Block "A", and described as follows:

Beginning at a point in the East Margin of Emmett Avenue, 469.5 feet North of the North margin of West Greenwood Avenue; thence eastwardly 146.5 feet, more or less, to a point; thence Northwardly 57.5 feet to a point, which is 115 feet south of the south margin of an alley; thence westwardly 150 feet, more or less, to the east margin of Emmett Avenue, which point is likewise 115 feet south of the south margin of said alley; thence southwardly 57.5 feet to the point of beginning.

Being the same property conveyed to Buel E. Hunter, Jr., unmarried by Warranty Deed from Giddie Martin, unmarried, heir to Katherine L. Stanley, of record in Book 8001, Page 989, Register's Office for Davidson County, Tennessee; the said Buel E. Hunter, Jr. is one and the same as, and is also known as Buel Ersel

Hunter, Jr.; the said Buel Ersel Hunter, Jr. having since died testate on May 21, 2020, and by his Last Will and Testament of record as Docket No. 20P854, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, David Hunter, Executor of the Estate of Buel Ersel Hunter, Jr. having been authorized to sell, transfer and convey the subject property without joinder of any beneficiary or approval of the said Court.

This is improved property known as **1215 Emmett Ave, Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the _____ day of September, 2020.

Estate of Buel Ersel Hunter, Jr.

X David Hunter
David Hunter, Executor

STATE OF OHIO
COUNTY OF Franklin

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, David Hunter, the bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he is Executor of the Estate of Buel Ersel Hunter, Jr., and that as Executor he is authorized to execute the within instrument as Executor and further acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of September, 2020.

X Karen Moore
Notary Public
My Commission Expires: 2-13-22

Lenders Title dba Solomon Parks File No. 20-000157-528

KAREN MOORE
NOTARY PUBLIC - STATE OF OHIO
My commission expires Feb. 13, 2022