THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930448** Karen Johnson Davidson County Batch# 490847 **DEEDWARR** 10/07/2020 10:02:42 AM 2 pgs Fees: $13.00 Taxes: $1,202.50 20201007-0116183	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $325,000.00. Affiant Subscribed and sworn to before me, this 5th day of October, 2020. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Brent Hunter and Loretta Hunter 1904 Boscobel Street Nashville, TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083 13 0 379.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Naoma Donnelley, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brent Hunter, a married man, as to a fifty percent interest and Loretta Hunter, a married woman, as to a fifty percent interest, as tenants in common**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly 62.2 feet of the Southerly 100.0 feet of Lot No. 62 of Block G of the Plan of Lindsley Property, a plan of which is recorded in Plan Book 2, Page 92, in the Chancery Court for Nashville, Tennessee.

Said part of said Lot No. 62 fronts 62.2 feet on the Northerly side of Russell Street and extends back Northwardly between parallel lines with the Westerly line of 16th Street, 110.0 feet to a dead line.

Being the same property conveyed to Naoma Donnelley, unmarried, by Warranty Deed from Dennis B. Brown, an unmarried man, of record in Instrument No. 20131007-0104978, in the Register's Office of Davidson County, Tennessee, dated October 4, 2013 and recorded on October 7, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lindsley Property, as recorded in Plat Book 2, Page(s) 92.

This is improved property located at 1521 Russell Street Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of October, 2020.

Naoma Donnelley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Naoma Donnelley, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of October, 2020.

Notary Public
My Commission Expires: 01/17/21

