WARRANTY DEED

Karen Johnson Davidson County
Batch# 624737 DEEDWARR
04/28/2021 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20210428-0056961

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexander N. Stinchcomb and Carla A. Gunter	OWNERS AT	
(NAME) 4422 GRA MAR DR.	(NAME) PROPERTY ADDRESS	06102012300
(ADDRESS) NASHVILLE, TN 37216	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Carl M. Gunter, married** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alexander N. Stinchcomb and Carla A. Gunter, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND 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. 125 on the Plan of Section Three, Gra-Mar Acres of record in Plat Book 2133, Page 108, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 125 fronts 95 feet on the Easterly side of Gra-Mar Drive and extending back 377.8 feet on the Northerly line and 378.2 feet on the Southerly line to a dead line, measuring 130 feet thereon.

Being the same property conveyed to Carl M. Gunter, a married man by Warranty deed from William David Kincaid, a married man of record in Instrument No. 20180307-0021700 Register's Office for Davidson County, Tennessee, dated March 07, 2018 and recorded on March 07, 2018.

Seller warrants that the above described property has never been his primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plan of record in Plat Book 2133, Page 108, Restrictions of record in Book 208, Page 432, Easement of record in Book 866, Page 648, Easement for transmission lines of record in Book 1813, Page 337 **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 4422 Gra Mar Dr. Nashville, TN 37216
(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 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 hand this 23rd day of April, 2021.

Carl M. Gunter

Carl M. Gunter

STATE OF GA
COUNTY OF FORSYTHE

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Carl M. Gunter**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of April, 2021.

CYNTHEIA P. DEAL NOTARY PUBLIC GWINNETT COUNTY, GA

Cynthia P. Deal

Notary Public
My Commission Expires: 04/25/21

Certificate of Authenticity

I, Emily Reed, do hereby 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022