Karen Johnson Davidson County
Batch# 659766 DEEDWARR
06/18/2021 11:52:30 AM 4 pgs
Fees: $23.00 Taxes: $1,591.00
20210618-0082590

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-1326

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 1st day of June, 2021

Notary Public

Commission Expires: 3/15/25

HANNAH LEWIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Matthew Miller 1904 Boscobel Street Nashville, TN 37206	Ameris Bank 1000 Corporate Centre Drive Suite 120 Franklin, TN 37067	083-14-0-339.00

WARRANTY DEED

FOR AND IN 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/WE,

Brent L. Hunter and Lacey M. Hunter, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew Miller, single man

HEREINAFTER CALLED THE GRANTEES, 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. 142 on the Plan of Edgefield Land Company's First Subdivision of record in Plat Book 57, Page 130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 142 fronts 50.0 feet on the South side of Boscobel Street (formerly Rothschild Avenue) and runs back between parallel lines 150.0 feet to an alley in the rear.

Being the same property conveyed to Bryan Hunter and Amanda Hunter, husband and wife

by Warranty Deed from Richell Wright of record in Instrument No. 20170303-0021145 Register's Office for Davidson County, Tennessee, dated March 1, 2017 and recorded on March 3, 2017. (Value of consideration shown in aforementioned deed $328,900.00.)

Being the same property conveyed to Bryan Hunter, unmarried man by Quitclaim Deed from Bryan and Amanda Hunter, husband and wife of record in Instrument No. 20191112-0116397 Register's Office for Davidson County, Tennessee, dated July 10, 2018 and recorded on November 12, 2019. (Value of consideration shown in aforementioned deed $1.00.)

Being the same property conveyed to Brent L. Hunter and Lacey M. Hunter, husband and wife by Warranty Deed from Bryan Hunter, unmarried man of record in Instrument No. 20200408-0036984 Register's Office for Davidson County, Tennessee, dated April 6, 2020 and recorded on April 8, 2020. (Value of consideration shown in aforementioned deed $375,000.00.)

Being also known as 1904 Boscobel Street Nashville, Tennessee 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1904 Boscobel Street, Nashville, TN 37206

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 so 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.

Dated this the 1st day of June, 2021.

Brent L. Hunter

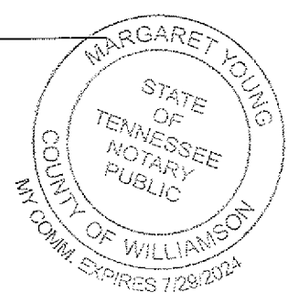
Lacey M. Hunter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brent L. Hunter and Lacey M. Hunter** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 1st day of June, 2021.

Notary Public
My Commission Expires:



True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021