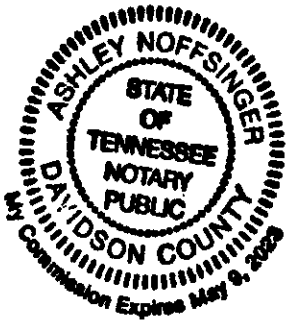
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF June, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 663808 DEEDWARR
06/24/2021 11:05:30 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20210624-0085707

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nas...

File No.: 2021-GTE-711

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Hiral Shailesh Master	NEW OWNER	149 06 0 155.00
(NAME)	(NAME)	
2576 Johnson Ridge Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Blakeley Hunt and Tuesday Hunt, husband and wife** (the "**Grantor(s)**"), have bargained and sold, and by these presents does hereby transfer, grant and convey to **Hiral Shailesh Master, a married man** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Oakwood, Phase Six, Section Two, of record in Book 7900, Page 626, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same property conveyed to Blakeley Hunt and Tuesday Hunt, Husband and Wife, by Warranty Deed from Leonard Deen Thompson and Spouse, John Milton Brown, of record in Instrument No. 20190812-0080275, in the Register's Office of Davidson County, Tennessee, dated August 02, 2019 and recorded on August 12, 2019.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2019 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, (6) any unrecorded easements, or those imposed by operation of law, and (7) all other matters of public record.

This is property located at 2576 Johnson Ridge Road, Nashville, TN 37013.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor(s) covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor(s) further covenant with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor(s) further covenant and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor(s) have executed this Warranty Deed the 21st day of June, 2021.

GRANTOR(s):

Blakeley Hunt

Tuesday Hunt

STATE OF SOUTH CAROLINA)

COUNTY OF Oconee)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Blakeley Hunt and Tuesday Hunt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 18 day of June, 2021.

CHARMEN HARRIS
Notary Public-State of South Carolina
My Commission Expires
February 14, 2027

Notary Public

My Commission Expires: 02/14/2027