When recorded, return to:
Stewart Title Company
1640 NW Broad Street, Ste 100
Murfreesboro, TN 37129
File Number: 1363067

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-13328-RL-s

Karen Johnson Davidson County
Batch# 712424 DEEDWARR
09/09/2021 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $2,271.80
20210909-0121018

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $614,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of August, 2021.

Notary Public
My Commission Expires: 4-19-2025

ROBYN DUBRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jay Paul Lockhart Jr Melissa A. Lockhart 300 Pinnacle Place Nashville, TN 37221	Jay Paul Lockhart Jr. Melissa A. Lockhart 300 Pinnacle Place Nashville, TN 37221	128 16 0B 093.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Paula K. Hunter, a widow, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Jay Paul Lockhart Jr. and Melissa A. Lockhart, husband and wife, hereinafter called the Grantee(s), his/her/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. 88 on the Plan of P.U.D. Boundary and Phase Five, Summit Oaks, A Planned Unit Development and Resubdivision of Lot 3 & Lot 4 Hickory Hills Village Park, of record in Instrument No. 20040112-0004660, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James D. Hunter and Wife, Paula K. Hunter, by Warranty Deed from French River Development Company, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20040811-0096738, in the Register's Office of Davidson County, Tennessee, dated August 09, 2004 and recorded on August 11, 2004. James D. Hunter died September 10, 2015 leaving his wife, Paula K. Hunter as sole owner.

This is improved property located at: **300 Pinnacle Place, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year **2021** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 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) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 31st day of August, 2021.

GRANTOR:

Paula K. Hunter

Paula K. Hunter

STATE OF FLORIDA
COUNTY OF OKALOOSA

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Paula K. Hunter, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of August, 2021.

KATHERINE ANN ROBINSON-BUCHANAN
Notary Public - State of Florida
Commission # GG 182795
My Comm. Expires Apr 15, 2022
Bonded through National Notary Assn.

Notary Public
My Commission expires: 4/15/22

Katherine Ann Robinson Buchanan

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 31, 2021.

Affiant Signature

August 31, 2021
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 31st day of August, 2021.

Notary Public

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1-19-2025

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