Karen Johnson Davidson County
Batch# 741160 DEEDWARR
10/21/2021 02:39:39 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20211021-0141573

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

LINDSAY M. BLAKELY STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024 DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of October, 2021.

Notary Public
MY COMMISSION EXPIRES:
File No. G21-14121

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Gunnar Ebeling (NAME)	Legacy Home Loans (NAME)	024-00-0-051
1644 Campbell Road (STREET ADDRESS)	4004 Hillsboro Pk Ste 216B (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Nashville TN 37215 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Betty Jean C. Hunter, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gunnar Ebeling, an unmarried 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:

A tract of land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by Geo. W. Watkins, Surveyor, August 31, 1960, as follows:

Beginning on the easterly margin of Campbell Road, as located by said survey, at a point in the northern boundary line of the property conveyed to Leon Panning and wife by deed from Horace David Luster and wife, of record in Book 2923, Page 273, Register's Office for said County; thence with said Fanning's northern boundary line, south 85° 45' east 320 feet to an iron pin, thence north 4° 15' east 150 feet to an iron pin thence north 77° west 256 feet to the easterly margin of Campbell Road; thence with the same, south 11° 45' West 56 feet and south 28° 15' west 144 feet to the beginning, containing 1.05 acres more or less.

Being the same property conveyed to Donald Gordon Hunter and wife, Betty Jean C. Hunter by Deed dated September 27, 1960, recorded October 4, 1960, in Book 3133, Page 437, in the Register's Office of Davidson County, Tennessee. The said Donald Gordon Hunter died July 3, 2016 leaving Betty Jean C. Hunter as tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1644 Campbell Road, Goodlettsville, TN 37072.

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.

Witness my/our hand(s) this 20th day of October, 2021.

X Betty Jean C. Hunter
Betty Jean C. Hunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of October, 2021, before me personally appeared Betty Jean C. Hunter, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of October, 2021.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 3/21/24

PREPARED BY ~~AND RETURN TO:~~

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: D-KPC-21-1644