WARRANTY DEED

Karen Johnson Davidson County
Batch# 774103 DEEDWARR
12/15/2021 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,454.10
20211215-0165595

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $393,000.00

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 day of December, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 10/21/2024

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Ellen Hunter, a single woman	New owner	002-00-0-045.00 002-00-0-045.00 / SI-001 002-00-0-045.00 / SI-002
(NAME) 131 East End Road	(NAME)	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20213036

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/we, **Megan Harp and Spencer Harp, wife and husband**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ellen Hunter, a single woman**, 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. :

Certain real property situate in the 10th Civil District of Davidson County, Tennessee, and described as follows:

Beginning at a point in the north right-of-way of East End Road, being 860 feet east more or less, from the intersection of Highway 41 and East End Road. Thence S 70°32'53"W 101.0 feet, to a point; thence N 04°50'39"W 316.1 feet, to a point; thence N 02°01'47"W 135.9 feet, to a point; thence S 82°57'47"E 111.4 feet, to a point; thence S 02°17'12"E 403.9 feet, to the point of beginning, containing approximately 1.04 acres, more or less, as shown on survey of Patrick S. Coode, TN RLS #855, Patrick Coode and Company, LLC, 144 Spring Valley Road, Nashville, TN 37214, dated 02/05/2019, File No. 219-012.

BEING the same property conveyed to Megan Harp and husband, Spencer Harp by Warranty Deed from Doug Cox and wife, Gretchen Cox, dated December 9, 2019 and filed of record in Instrument No. 20191210-0127273, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 131 East End Road, Goodlettsville, TN 37072
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 10 day of Dec, 2021.

Megan Harp

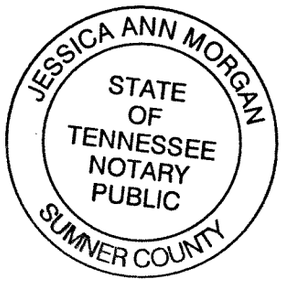
Spencer Harp

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Megan Harp and Spencer Harp, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th of December, 2021.

Notary Public
My Commission Expires: 3/25/25



Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/10/2021 (date of document).

Jennifer Russell
Affiant Signature

12/10/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 10 day of December 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

