THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211238701** Karen Johnson Davidson County Batch# 779511 DEEDWARR 12/23/2021 02:02:10 PM 2 pgs Fees: $13.00 Taxes: $92.50 20211223-0169971	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $25,000.00 Affiant Subscribed and sworn to before me, this 16 day of December, 2021. Notary Public My Commission Expires:

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lorraine Hunter Trust 1111 Stainback Avenue Nashville, TN 37207	New Owner	Tax Parcel ID No. 082 03 0 364.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lorraine Hunter F/K/A Lorraine H. Knight** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Angel Knight and Annette Howse as Trustees of the Lorraine Hunter Trust**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 58 on the Map of Sharpe & Horns 1st Addition as of record in Book 57, Page 152, Register's Office for said County.

Said lot fronts 50 feet on the Easterly side of Stainback Avenue and runs back between parallel lines 153 feet to an alley.

Being the same property conveyed to Lorraine Hunter F/K/A Lorraine M. Knight, a single person, by Ouitclaim Deed from Edgar S. Hunter, a single person, of record in Instrument No. 20140926-0088925, in the Register's Office of Davidson County, Tennessee, dated September 26, 2014 and recorded on September 26, 2014.

Being the same property conveyed to Lorraine M. Knight, by Warranty Deed from Tennessee Teachers Credit Union, a corporation, of record in Book 8248, Page 591, in the Register's Office of Davidson County, Tennessee, dated November 30, 1990 and recorded on December 04, 1990.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Sharpe & Horns 1st Addition, as recorded in Plat Book 57, Page(s) 152.

This is improved property located at 1111 Stainback Avenue Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 16 day of December, 2021.

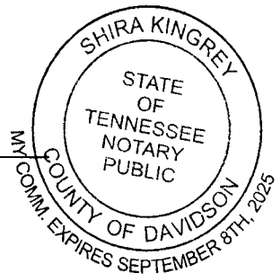
Lorraine Hunter

Lorraine Hunter F/K/A Lorraine H. Knight

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lorraine Hunter F/K/A Lorraine H. Knight, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of December, 2021.



Notary Public
My Commission Expires: _____