Karen Johnson Davidson County
Batch# 796563 DEEDWARR
01/28/2022 10:09:30 AM 4 pgs
Fees: $23.00 Taxes: $925.00
20220128-0010315

Name and Address of New Owner:
Amber Dawn Carson
8207 Sawyer Brown Road, J2
Nashville, TN 37221

Send Tax Bills To:
Movement Mortgage LLC
8024 Calvin Hall Rd
Indian Land, SC 29707

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 142 01 0A 058.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Theresa T. Hunter and Charles W. Hunter, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Amber Dawn Carson,** a Single woman, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Unit J-2, on the Plan of Section I, River Plantation Condominium Apartments, together with the carport designated J-2-C, as shown on the Plan of record in Plat Book 4460, Page 59, and in Master Deed of record in Book 4562, Page 474 and Book 4562, Page 490, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Theresa T. Hunter and Charles W. Hunter, wife and husband, by Quitclaim Deed from Theresa T. Hunter f/k/a Theresa Tolbert, of record in Instrument No. 20200526-0054142, in the Register's Office for Davidson County, Tennessee, dated May 15, 2020 and recorded on May 26, 2020.

Being the same property conveyed to Theresa Tolbert, by Warranty Deed from Stefanie D. Brown (formerly known as Stefanie Dean), married, of record in Instrument No. 20050412-0040508, in the Register's Office for Davidson County, Tennessee, dated April 5, 2005 and recorded on April 12, 2005.

This improved property known as 8207 Sawyer Brown Road, J2, Nashville, TN 3722.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of January, 2022.

_____ (SEAL)
Theresa T. Hunter

_____ (SEAL)
Charles W. Hunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of January, 2022, before me personally appeared Theresa T Hunter and Charles W 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 14th day of January, 2022.

_____
Notary Signature
My commission expires: 6-21-25

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~WILLIAMSON~~ Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
14th day of January, 2022.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

Notary Public
My commission expires: 5-5-2025
File No. 2021-4056-SK

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 01/19/2022 ____ (date of document).

Affiant Signature

01/19/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 19 day of January, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025