WARRANTY DEED

Karen Johnson Davidson County
Batch# 819099 **DEEDWARR**
03/10/2022 11:11:13 AM 2 pgs
Fees: $13.00 Taxes: $1,598.40

20220310-0027731

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $432,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MARCH, 2022.

Briana Gage
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

BRIANA GAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Robert W. Huntley and Linda V. Huntley	Renasant Bank	044 01 0A 001.00
(NAME)	(NAME)	
107 Hickerson Street	2001 Park Place N. #150	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Birmingham AL 35203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Rhett C. Noland, an unmarried person**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Robert W. Huntley and Linda V. Huntley, husband and wife**, 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:

Land in Davidson County, Tennessee, being Unit A on the Plan of Homes at 107 and 109 Hickerson Street, a Horizontal Property Regime with Private Elements having been established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20171024-0109069, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rhett C. Noland, an unmarried person, by Warranty Deed from Cobalt Ventures, LLC, of record in Instrument No. 20180904-0087072 in the Register's Office of Davidson County, Tennessee, Dated August 30, 2018 and recorded on September 04, 2018.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

6-P-22-107

This is improved property, known as 107 Hickerson Street, Old Hickory, TN 37138

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 do covenant with the said Grantees that I am 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 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, 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 hand this 8th day of March, 2022.

Rhett C. Noland

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Rhett C. Noland, an unmarried person, 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 and official seal, this the 8th day of March, 2022.

Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024