Karen Johnson Davidson County
Batch# 822380 DEEDWARR
03/15/2022 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20220315-0029869

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $575,000.00.

Affiant

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me this 1st day of March, 2022.

Notary Public
My Commission Expires: 5/13/2022

2022-46

Address of New Owner:	Send Tax Bills to:	Tax Information:
Margaret Anne Hunt	New Owner	
4400 Belmont Park Terrace, #195		131-03-0C-195.00-CO
Nashville, TN, 37215		

WARRANTY DEED

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 hereby acknowledged, we

Karita McCaleb Waters, Trustee of the Karita McCaleb Waters Living Trust dated November 8, 2017,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Margaret Anne Hunt,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Building Site No. 195, on the Plan of Section Seven, Arden Place, of record in Plat Book 4955, Page 90, 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 Karita M. Waters and Neal P. Waters, wife and husband by Warranty deed from Mary C. Rieke, a single person of record in Instrument No. 20140822-0076834 Register's Office for Davidson County, Tennessee, dated August 21, 2014 and recorded on August 22, 2014.

Being the same property conveyed to Karita McCaleb Waters, Trustee, or her successors in interest, of the Karita McCaleb Waters Living Trust dated November 8, 2017 by Quitclaim deed from Karita M. Waters of record in Instrument No. 20171109-0115399 Register's Office for Davidson County, Tennessee, dated November 08, 2017 and recorded on November 09, 2017.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **4400 Belmont Park Terrace, #195, 195, Nashville, TN 37215.**

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. 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 our hands this 1st day of March, 2022.

The Karita McCaleb Waters Living Trust dated November 8, 2017

Karita Waters, Trustee, Trustee

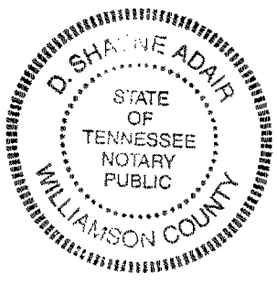
Karita Waters, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Karita Waters, Trustee of the Karita McCaleb Waters Living Trust dated November 8, 2017, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 1st day of March, 2022.

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022



TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 3/1/2022.

D. Shayne Adair

3/3/2022

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 3 **day of** March, **2022.**

Notary Public
My Commission Expires: 03/13/2022

APRIL D. WIDEMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY