WARRANTY DEED

Karen Johnson Davidson County
Batch# 823074 DEEDWARR
03/16/2022 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220316-0030739

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~28TH~~ 9th DAY OF ~~FEBRUARY~~ MARCH 2022.

Notary Public

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

KRISTEN M. TRAUNI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P22-4273-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Morgan Nguyen	New Owner	14716011600
4907 ~~4905~~ Madeline Dr. (NAME)	(NAME)	
Nashville, TN 37211 (ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Thousand And No/100 Dollars ($300,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, JUDY B. HUNT, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MORGAN NGUYEN, 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:

Land in Davidson County, Tennessee, being Lot No. 317 on the Plan of Fairlane Park, Section III, as of record in Book 2331, Pages 145 and 146, Register's Office for said County, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Judy B. Hunt, unmarried by Warranty deed from Frank R. Cunningham, married of record in Book 8813, page 117, Register's Office for Davidson County,

Tennessee, dated November 30, 1992 and recorded on December 14, 1992 and Rerecorded Warranty Deed recorded in Book 8833, Page 964, on January 6, 1993.

Judy B. Hunt and Judy Belle Hunt are one and the same person.

unimproved ☐
This is improved ☒ property, known as 4907 Madeline Drive, Nashville, TN 37211
(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 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 7th day of March, 2022.

Judy B. Hunt by Sharon Elizabeth Wynne attorney in fact
Judy B. Hunt by Sharon Elizabeth Wynne, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the with named **Sharon Elizabeth Wynne,** 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 on behalf of **Judy B. Hunt**, as her Attorney in Fact, as the free act and deed of the within named **Judy B. Hunt.**

Witness my hand and official seal this the 7th day of March, 2022.

My Commission Expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 3/7/2022 (date of document).

Jennifer Russell
Affiant Signature

3/9/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 9 day of March 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

