This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
615-822-8332 – phone
615-822-8172 - fax

Karen Johnson Davidson County
Batch# 823668 DEEDWARR
03/17/2022 12:22:10 PM 2 pgs
Fees: $13.00 Taxes: $1,299.63
20220317-0031207

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, **DEBORAH A. DILLON, EXECUTRIX OF THE ESTATE OF DAVIS PRESTON HUNT,** HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD BLOCK, married,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDOSN COUNTY, TENNESSEE, BEING LOT NO. 105 ON THE PLAN OF SECTION II, PLEASANT ACRES, AS OF RECORD IN BOOK 2133, PAGE 75, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO DAVIS PRESTON HUNT AND WIFE, JOAN B. HUNT BY WARRANTY DEED DATED MAY 3, 1989, OF RECORD IN BOOK 7838, PAGE 962, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. JOAN B. HUNT PREDECEASED THE SAID DAVIS PRESTON HUNT. THE SAID DAVIS PRESTON HUNT HAVING DIED ON JULY 28, 2019, LEAVING DEBORAH A. DILLON, EXECUTRIX OF THE ESTATE BY LAST WILL AND TESTAMENT OF RECORD IN INSTRUMENT NO. 20220308-0026442 IN SAID REGISTER'S OFFICE.

This is improved property, known as 811 CHADWELL DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, 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.

Witness our hands this 10th day of March, 2022.

ESTATE OF DAVIS PRESTON HUNT

Deborah A. Dillon estate of Davis P. Hunt

BY: DEBORAH A. DILLON, EXECUTRIX

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **DEBORAH A. DILLON, EXECUTRIX OF THE ESTATE OF DAVIS PRESTON HUNT** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that as such Executrix and with full authority so to do, she executed the within instrument for the purposes therein contained on behalf of the Estate by signing her name as Executrix.

DONE at offices in Hendersonville (City), TN, on this the 10th day of March, 2022.

NOTARY PUBLIC
My commission expires: 7-2-24

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$351,250.00.**

Sondra Brown
Affiant

Subscribed and sworn to before me, this the 11th day of March, 2022.

Gina Dunning
NOTARY PUBLIC
My commission expires: 8/21/23

GINA DUNNING STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address New Owner(s) as follows:
Richard Block
1150 Shelton Avenue
Nashville, TN 37216

Send Tax Bills To:
Same as above

Map and Parcel Number(s): 051-03-0/078.00