Karen Johnson Davidson County
Batch# 824570 DEEDWARR
03/18/2022 08:52:44 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20220318-0031502

Warranty Deed

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10/26/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Amanda Burns
Affiant

Subscribed and sworn to before me, this the 17th day of March, 2022.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Melanie Hughen	New Owner(s)	075-14-0-108.00
441 Harwell Drive		
Nashville, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AARON LUNSFORD AND CASSIE LUNSFORD, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MELANIE HUGHEN**, a single woman, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 15 on the Plan of Section Four, Hermitage Estates of record in Plat Book 3700, Page 148, 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 Tensel Lea Sandker, unmarried and Brent Matthew Burke, unmarried, as joint tenants with rights of Survivorship by Warranty deed from C and S Renovations Group, Inc of record in Instrument No. 20121207-0113020 Register's Office for Davidson County, Tennessee, dated November 30, 2012 and recorded on December 07, 2012.

Being the same property conveyed to Cassie Lunsford and Aaron Lunsford, wife and husband by Warranty deed from Tensel Lea Sandker, now known as Tensel Lea Burke, married, and Brent Matthew Burke, married, wife and husband of record in Instrument No. 20210325-0039711 Register's Office for Davidson County, Tennessee, dated March 22, 2021 and recorded on March 25, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 441 Harwell Drive, Nashville, TN 37076, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of March, 2022.

Aaron Lunsford

Cassie by Aaron, her Attorney-in-fact

Cassie Lunsford
by Aaron Lunsford, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Aaron Lunsford, Individually, and as Attorney-In-Fact for Cassie Lunsford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of March, 2022.

Notary Public

My Commission Expires: 3.7.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025