Karen Johnson Davidson County
Batch# 839845 DEEDWARR
04/14/2022 11:30:30 AM 5 pgs
Fees: $28.00 Taxes: $2,775.00
20220414-0043465

Prepared By & Return To:
Tennessee Title Services LLC-Mt. Juli
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-22-1206

AUSTIN DEFEVERS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
06/28/2025
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 1st day of April, 2022

Notary Public

Commission Expires: 06/28/2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sarah James and John Castleman 6760 Pennywell Drive Nashville, TN 37205	American Pacific Mtg Corp 3000 Lava Ridge Ct., Ste 200 Roseville, CA 95661	115-09-0-042.00

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, I/WE,

Raleigh D. Hunt, Roger L. Hunt, and Janice Christopher

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sarah James, and John Castleman, both unmarried

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:

A certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 127 on the Plan of West Meade Hills, Section V, as of record in Book 3300, Page 98, Register's Office for said County.

Said Lot fronts 170.63 feet on the Northeasterly side of Pennywell Drive and runs back 534.2 feet on the Southeasterly line and 497.88 feet on the Northwesterly line, to a dead line and measures 61.69 feet.

Being the same property conveyed to Arthur T. Hunt, Jr. and wife, Dorothy G. Hunt by Warranty Deed from Richard H. Hinze and wife, Nancy J. Hinze of record in Book 4568,

Page 747, Register's Office for Davidson County, Tennessee, dated January 12, 1972 and recorded on January 13, 1972. The said Arthur T. Hunt, Jr., having since died on or about May 22, 2001; leaving his wife Dorothy G. Hunt has the surviving tenant by the entirety. The said Dorothy G. Hunt having since died on or about January 30, 2022. Pursuant to the Affidavit of heirship, filed of record in Book ___20220414004346 4___, said property vests to the heirs at law of Dorothy G. Hunt, deceased, Raleigh D. Hunt, Roger L. Hunt, and Janice Christopher.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6760 Pennywell Drive, Nashville, TN 37205

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 so 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.

Dated this the 1st day of April, 2022.

Raleigh D. Hunt

Roger L. Hunt

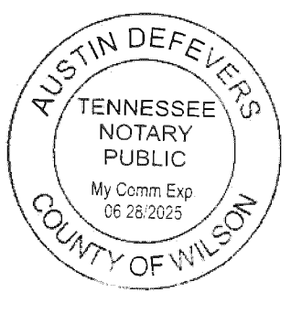
Janice Christopher

STATE OF TENNESSEE COUNTY OF WILSON

On this 1st day of April, 2022, before me personally appeared Raleigh D. Hunt, Roger L. Hunt, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of April, 2022.

Notary Signature
My commission expires: 06/28/2025



recorded on January 13, 1972. The said Arthur T. Hunt, Jr., having since died on or about May 22, 2001; leaving his wife Dorothy G. Hunt has the surviving tenant by the entirety. The said Dorothy G. Hunt having since died on or about January 30, 2022. Pursuant to the Affidavit of heirship, filed of record in Book ___20220414004346 4_, said property vests to the heirs at law of Dorothy G. Hunt, deceased, Raleigh D. Hunt, Roger L. Hunt, and Janice Christopher.

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Dated this the 1st day of April, 2022.

Raleigh D. Hunt

Janice Christopher

Roger L. Hunt

Keith Christopher

STATE OF TENNESSEE COUNTY OF WILSON

On this 1st day of April, 2022, before me personally appeared Raleigh D. Hunt, Roger L. Hunt, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of April, 2022.

Notary Signature
My commission expires:

STATE OF FLORIDA COUNTY OF Hernando

On this 1st day of April, 2022, before me personally appeared Janice Christopher and Keith Christopher, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of April, 2022.

Notary Signature
My commission expires: 6/8/2025

CAROL ANN HORNE
Notary Public - State of Florida
Commission # HH 128753
My Comm. Expires Jun 8, 2025
Bonded through National Notary Assn.

Certificate of Authenticity

I, Joshua A. Terry, 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 4/1/22.

Affiant Signature

4/4/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/4/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON