Karen Johnson Davidson County
Batch# 847342 DEEDWARR
04/28/2022 03:08:30 PM 5 pgs
Fees: $28.00 Taxes: $1,707.92
20220428-0049418

WARRANTY DEED

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Maury

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $461,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/5/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2022-GTE-75

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Gary Hunter and Sandra Hunter	New Owner	075 11 0 020.00
(NAME)	(NAME)	
628 Highland View Court	Same as owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Dorris T. Guy and wife Kimberly D. Guy, and Charles Wayne Womack and wife, Brenda J. Womack** (collectively, the "**Grantors**"), have bargained and sold, and by these presents do hereby transfer, grant and convey to **Gary Hunter and Sandra Hunter, husband and wife** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 438, on the Plan of Section 2, Highlands of Tulip Grove, of record in Book 4675, Page 93, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dorris T. Guy and wife, Kimberly D. Guy and Charles Wayne Womack and wife, Brenda J. Womack, by Warranty Deed from Scott Winslow, married, of record in Instrument No. 20061024-0131647, in the Register's Office of Davidson County, Tennessee, dated October 11, 2006 and recorded on October 24, 2006.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2022 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 628 Highland View Court, Nashville, TN 37076.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantees, their heirs and assigns, in fee simple forever.

Grantors covenant with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple and have a good right to convey the Property. Grantors further covenant with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenant and bind themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed effective as of April 13, 2022.

GRANTORS:

Dorris T. Guy

Kimberly D. Guy

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Dorris T. Guy and Kimberly D. Guy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 13 day of April, 2022.

TIFFHANY WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Notary Public

My Commission Expires: 5/2/2022

(signatures continue on the following pages)

GRANTORS:

Charles Wayne Womack

Charles Wayne Womack

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Charles Wayne Womack with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 7th day of April, 2022.

Tami Smotherman

Notary Public

My Commission Expires: _____

TAMI SMOTHERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 7, 2023

(signatures continue on the following page)

GRANTORS:

Brenda J Womack

Brenda J. Womack

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

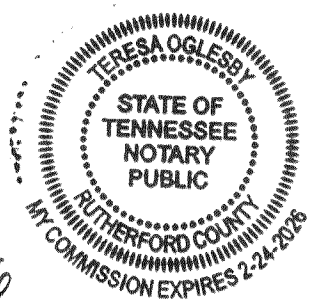
Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Brenda J. Womack with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 6th day of April, 2022.

Teresa Oglesby

Notary Public

My Commission Expires: 02/24/26



CERTIFICATE OF AUTHENTICITY

I, Megan Dewey, do hereby make oath that I am a licensed attorney and/or 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 April 13, 2022.

Megan M Dewey
Affiant
Date: April 13, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 13th day of April, 2022.

Amanda J Arthur
Notary Public

My Commission Expires: 5/23/22

AMANDA J ARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires