WARRANTY DEED

Karen Johnson Davidson County
Batch# 852139 DEEDWARR
05/06/2022 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20220506-0052676

File No. LG-22-2457

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2022

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Donnell	Same	
(NAME)	(NAME)	083-13-0-149.00
2866 Ares Station Rd		083-13-0-150.00
(ADDRESS)	(ADDRESS)	
Lewisburg, TN 37091		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Joshua L. Hunter, a married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua Donnell**, unmarried, 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:

Parcel I (083-13-0-149.00):

Land in Sixth Civil District of Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, Being part of Lot No. 113, on the Plan of Edgefield Addition as recorded in Plan Book 21, Page 147, R.O.D.C., Tennessee. Said part of said Lot No. 113 fronts 7 feet on Lillian Street and extends back between lines 170 feet to a line in the rear.

Parcel II (083-13-0-150.00):

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the Easterly 42.5 feet of Lot No. 113 and the Westerly 8.5 feet of Lot No. 112 on the Plan of East Edgefield, as of record in Book 21, Page 147, Register's Office for said County.

Said part of said Lots Nos. 112 and 113 front together, 51 feet on the Southerly side of Lillian, formerly Walnut, or Hickory Street and runs back between parallel lines 170 feet to an alley.

Both Parcels being the same property conveyed to Joshua L. Hunter, a married man by Warranty deed from Rebecca Jean Cox a/k/a Jean Cox, a widow of record in Instrument No. 20220422-0046494 Register's Office for Davidson County, Tennessee, dated April 15, 2022 and recorded on April 22, 2022.

Grantor hereby warrants that the property being conveyed herein was not a marital residence or personal residence of the Grantor.

This is property more commonly known as:
1310 Lillian Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 28th day of April, 2022.

Joshua L. Hunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this **28th** day of April, 2022, before me personally appeared Joshua L. Hunter, 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 28th day of April, 2022.

Notary Signature
My commission expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2026

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Leslie Garside, 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 4/28/2022.

Date

Affiant Signature

4/29/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of April, 2022.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025