Karen Johnson Davidson County
Batch# 859404 DEEDWARR
05/20/2022 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $2,116.40
20220520-0058511

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Colby Shea and Tara Shea, Trustees
4141 Alva Lane
Nolensville, TN 37135
SEND TAX BILLS TO:
New Owners
1110 Crossfield Dr.
Nolensville, TN 37135

WARRANTY DEED

(Map 187-09-0A; Parcel 163.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **JASON HUNLEY AND NICOLE HUNLEY, HUSBAND AND WIFE**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **COLBY B. SHEA AND TARA MARIE SHEA, TRUSTEES OF COLBY B SHEA TRUST,** hereinafter referred to as "Grantee", its successors and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, State of Tennessee, being all of Lot No. 163, as shown on the Final Plat for Phase 5, Section One, Burkitt Village, of record in Instrument No. 20150210-0012343, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> BEING the same property conveyed to Jason Hunley and Nicole Hunley, husband and wife, by Warranty Deed dated February 10, 2016, from Lake Forest Homes, Inc., a Tennessee Corporation, recorded February 16, 2016, in Instrument No. 20160216-0014055, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 4141 Alva Lane, Nolensville, TN 37135.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, its successors and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2022 real property taxes which will be prorated at closing and paid by the Grantee.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Witness our hands and signatures on this the 13th day of May, 2022.

Jason Hunley 5-13-22
Jason Hunley

Nicole Hunley 5-13-22
Nicole Hunley

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jason Hunley and Nicole Hunley, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of May, 2022.

Notary Public

My Commission Expires: March 22, 2026

(SEAL)

TERESA H KEENE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $572,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jason Hunley 5-13-22
Affiant

Subscribed and sworn to before me this 13th day of May, 2022.

Notary Public

My commission Expires: March 22, 2026

TERESA H KEENE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. GTS1-2022-264

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 5-13-22 (date of document).

Date: 5-13-22

Affiant Signature

State of Tennessee)
)
County of Williamson)

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

Notary's Signature

MY COMMISSION EXPIRES: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

202205200058511