Karen Johnson Davidson County
Batch# 864352 DEEDWARR
05/27/2022 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20220527-0061890

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. i-17260-RR

Ivey Title, LLC Ref: (DM) Title No.: 62613
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ashley S H Hunter Charles Justyn Hunter 7213 River Junction Drive Nashville, TN 37221	New Owner

TAX MAP PARCEL NUMBERS: 155030B03200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$550,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas R. Sanford and Virginia H. Sanford, husband and wife,** hereinafter called the **Grantors,** have bargained and sold, and by these presents do hereby transfer and convey unto **Ashley S H Hunter and Charles Justyn Hunter, wife and husband,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of River Park Estates of record in Book 6250, pages 658 and 659, corrected by Surveyors Certificate of Correction of record in Book 6785, page 427, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas R. Sanford and wife, Virginia H. Sanford by Warranty deed from Keith G. Wolken and wife, Natalie G. Wolken, dated July 15, 1997 and recorded on August 4, 1997 of record in Book 10554, page 421, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan of record in Book 6250, pages 658 & 659, corrected by Surveyors Certificate in Book 6785, page 427, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 6672, page 600, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Charter of River Park Estates Homeowners Association, Inc., of record in Book 7216, page 833, said Register's Office.

This is improved property, known as 7213 River Junction Drive, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of May, 2022.

Thomas R. Sanford

Virginia H. Sanford

State of Tennessee

County of Davidson

On this 24th day of May, 2022, before me the undersigned authority, personally appeared Thomas R. Sanford and Virginia H. Sanford, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $550,000.00.

Affiant

Sworn and subscribed before me this 24th day of May, 2022.

My Commission Expires:

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary

Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am 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 5/24/22.

Affiant Signature

5/24/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24th day of May, 2022.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

