RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Karen Johnson Davidson County
Batch# 880374 DEEDWARR
06/29/2022 09:27:03 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20220629-0074868

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $300,000.00

Ryan Patrick Johnson by Christina Maria Harpold as attorney in fact
Affiant

Subscribed and sworn to before me on June 27, 2022

NOTARY PUBLIC
My Commission Expires: My Commission Expires 10/2/23

KEVIN L. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

File #2022-261

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP – PARCEL #:
Ryan P. Johnson and Christina Maria Harpold 141 Five Oaks Drive Nashville, TN 37217	New owner	107-05-0A-141.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JAMES HUNTER AND CRISTY HUNTER, HUSBAND AND WIFE**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **RYAN P. JOHNSON, UNMARRIED, AND CHRISTINA MARIA HARPOLD, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 141, as shown on the map entitled Five Oaks, Formerly The Meadow, a Planned Unit Development, of record in Plat Book 5200, Page 355, amended in Book 5784, Page 521, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JAMES HUNTER AND CRISTY HUNTER, HUSBAND AND WIFE, by Warranty Deed from DILORETO ENTERPRISES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20211215-0165440, dated December 13, 2021, said Register's Office.

Grantors certify that this property is not the usual place of residence of the Grantors, the Grantors' spouse, or the Grantors' dependent(s).

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.

2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 141 Five Oaks Drive, Nashville, TN 37217.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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 our hands on June 27th, 2022.

Grantor:

James Hunter

Grantor:

Cristy Hunter

STATE OF Colorado
COUNTY OF Adams

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **JAMES HUNTER AND CRISTY HUNTER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June, 2022.

Notary Public

My commission expires: 11/02/2025

VANESSA GARCIA-AYALA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214043188
MY COMMISSION EXPIRES NOVEMBER 02, 2025