Karen Johnson Davidson County
Batch# 880887 DEEDWARR
06/29/2022 03:18:30 PM 4 pgs
Fees: $23.00 Taxes: $2,053.50
20220629-0075528

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

# WARRANTY DEED

| Name and Address of New Owner: | Send Tax Bills To: | Map & Parcel No: |
|---|---|---|
| Gary Keane and Noreen Sloan<br>110 McFerrin Avenue<br>Nashville, TN 37206 | Same as Owner | 082-12-0-198 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Melba E. Hunter and Larry T. Hunter, wife and husband** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Gary Keane, unmarried and Noreen Sloan, unmarried, joint tenants with the rights of survivorship** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 46 on the Plan of Neil S. Brown of record in Book 57, Page 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Melba E. Hunter and Larry T. Hunter, wife and husband by Warranty Deed from Errol D. Groves and Gwendolyn Groves, husband and wife of record as Instrument No. 20100104-0000178 in the Register's Office for Davidson County, Tennessee, dated December 30, 2009 and recorded on January 4, 2010.

For Information Only: Being Parcel 082-12-0-198
Being also known as 110 McFerrin Avenue, Nashville, TN 37206

This conveyance is made subject to any all existing easements, restrictions,zoning regulations and building setback lines of recored. Property taxes which have been pro-rated as of the date the closing and assumed by the Grantee herein.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of June, 2022.

Larry T. Hunter (SEAL)

Melba E. Hunter (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of June, 2022, before me personally appeared Larry T Hunter and Melba E. 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 June, 2022.

Notary Signature
My commission expires:

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $555,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
28th day of June, 2022.

Notary Public
My commission expires: 1/11/2026
File No. 2022-1106

KENDRA D. TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires
Jan. 11, 2026

**Tennessee Certification of Electronic Document**

I, Melissa Loew, 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 6/28/22 (date of document).

Affiant Signature

6/29/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29 day of June, 2022

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

