Karen Johnson Davidson County
Batch# 890517 DEEDWARR
07/18/2022 01:41:27 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20220718-0082085

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1249

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tracey L. Hunt, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Piper R. Bateman, and James M. Riggins, unmarried, as tenants in common with right of survivorship**, 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 Unit No. 24 on the Plan of Riverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Tracey L. Hunt, unmarried by Warranty deed from Robert Barry Gearon, Jr. and Ann Isabelle Bolger now known as Ann Isabelle Gearon, husband and wife of record in Instrument No. 20170914-0093804 Register's Office for Davidson County, Tennessee, dated September 01, 2017 and recorded on September 14, 2017.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 3049 Harpeth Springs 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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Piper R. Bateman **3049 Harpeth Springs Drive** **Nashville, TN 37221**	New Owner	**141-06-0D-024.00**

WITNESS THE EXECUTION HEREOF this 8th day of July, 2022.

Tracey L. Hunt

State of Tennessee)
County of Davidson)

On this 8th day of July, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Tracey L. Hunt, the bargainor(s), 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.

Notary Public

My Commission Expires: 3/3/26

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 340,000.00.**

Affiant

Sworn and subscribed before me on this the 8th day of July, 2022.

Notary Public

My Commission Expires:

STEPHANIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025