THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF WILSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P22-4876-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,700,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JULY, 2022. Notary Public MY COMMISSION EXPIRES: 2/1/23 (AFFIX SEAL)

Shella McCord NOTARY PUBLIC STATE OF TENNESSEE Wilson County, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Collins Barker and Hannah Layne Barker,	same as new	
3423 Amanda Avenue	owner	117-07-4I-002.00-CO
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Kevin Ray Maggard, Trustee and Charmaine Lim Hunt, Trustee, the Trustees of The Maggard and Hunt Family Trust dated April 23, 2021**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Collins Barker and Hannah Layne Barker, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 2, together with an undivided percentage of common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 3421 & 3423 Amanda Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170927-0098952 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kevin Maggard and Charmaine Hunt, husband and wife by Warranty deed from Nashville Now Investments, LLC of record in Instrument No. 20180921-0093962 Register's Office for Davidson County, Tennessee, dated September 20, 2018 and recorded on September 21, 2018.

Being the same property conveyed to Kevin Ray Maggard and Charmaine Lim Hunt, Trustees of the Maggard and Hunt Family Trust dated April 23, 2021 by Quitclaim deed from Kevin R. Maggard and Charmaine L. Hunt, husband and wife of record in Instrument No. 20220214-0016860 Register's Office for Davidson County, Tennessee, dated January 27, 2022 and recorded on February 14, 2022. (Value of consideration shown in aforementioned deed $1.00.)

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **3423 Amanda Avenue, Nashville, TN 37215**

Karen Johnson Davidson County
Batch# 890888 DEEDWARR
07/19/2022 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $6,290.00
20220719-0082702

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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 this the 15th day of July, 2022.

The Maggard and Hunt Family Trust dated April 23, 2021

BY: _____, TRUSTee
Kevin Ray Maggard, Trustee

Charmaine Lim Hunt, TRUSTee
Charmaine Lim Hunt, Trustee

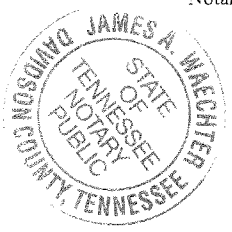
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kevin Ray Maggard and Charmaine Lim Hunt, with whom I am personally acquainted and who upon their oaths acknowledged themselves to be the **Trustees** of **The Maggard and Hunt Family Trust dated April 23, 2021,** the within named bargainor, and Trust, and that they as such Trustees being authorized to do so, Kevin Ray Maggard and Charmaine Lim Hunt did execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said as such **Trustees**.

Witness my hand and official seal this the 15th day of July, 2022.

My Commission expires 1-8-24

_____
Notary Public



$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 7-15-22.

Tracey Trumphour
Affiant
Date: 7-15-22

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 15 day of July, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY