Karen Johnson Davidson County
Batch# 900617 DEEDWARR
08/09/2022 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,248.75
20220809-0090282

STATE OF Tennessee }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,500.00

Willie D. Danforth
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 5 DAY OF August, 2022

NOTARY PUBLIC
My Commission expires: 7/25/26

DANA L. AUSTIN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 22060045

Address of New Owner
Willie D. Danforth
6149 Clarksville Pike
Joelton, TN 37080

Send Tax Bills To:
Same

Tax Information:
021-00-0-298.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Judy Magnolia Hunter, unmarried,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Willie D. Danforth,** hereinafter called the **Grantee(s)**, his/her/their 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. 18 on the Plan of Morgan Estates, Section Two, of record in Book 5200, Page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Gordon Lee and Judy Magnolia Hunter, husband and wife, by Warranty Deed from Susie M. Baird, Trustee of the Baird Family Trust, dated 08/29/2011 and recorded on 09/01/2011 in Instrument No. 20110901-0067919, Register's Office for Davidson County, Tennessee. Gordon Lee Hunter, aka Gordon Lee, having since died on or about 02/03/2021, leaving Judy Magnolia Hunter as the surviving tenant by entirety.

This is property generally located:
6149 Clarksville Pike, Joelton, TN 37080

SUBJECT TO THE FOLLOWING:

1. 2022 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Plat Book 5200, Page 26, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

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(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Judy Magnolia Hunter** has/have caused this instrument to be executed, this the 5 day of August, 2022.

Judy Magnolia Hunter
Judy Magnolia Hunter

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Judy Magnolia Hunter,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 5 day of August, 2022.

My commission Expires: 8.27.22

NOTARY PUBLIC

DANA L. AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 8/5/22 (date of document).

L. Broner McCoy
Date: 8/5/22

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 5 day of August, 2022.

NOTARY PUBLIC
My Commission expires: 7/25/26



