Karen Johnson Davidson County
Batch# 908675 DEEDWARR
08/26/2022 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20220826-0096591

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

File No. BC-22-2934

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of August, 2022

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mindful Home Solutions II, LLC	Same As New Owner	
(NAME)	(NAME)	
1909 Shelby Ave.		083-13-0-158.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, I/we, **Clifford R. Hunter, an unmarried man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mindful Home Solutions II, LLC**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 150 on the Plan of East Edgefield Addition of record in Plat Book 21, Page 147, in the Register's Office for Davidson County, Tennessee, Said lot No. 150 fronts 50 feet on the Northerly side of Boscobel and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Clifford R. Hunter and wife, Glenda E. Hunter by Warranty deed from N.G.M. Investors, a partnership, Linus Goodson, Jack Newsom, William E. McKee and William E. Griffin of record in Book 5426, page 581, Register's Office for Davidson County, Tennessee, dated April 23, 1979 and recorded on April 26, 1979 .

Final Decree recorded in Book 5783, page 925, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Raymond G. Hunter by Warranty deed from Clifford Randall Hunter, unmarried of record in Book 6007, page 745, Register's Office for Davidson County, Tennessee, dated February 12, 1983 and recorded on February 16, 1983.

Being the same property conveyed to Clifford Randall Hunter, unmarried by Quit Claim deed from Raymond G. Hunter of record in Book 6046, page 367, Register's Office for Davidson County, Tennessee, dated April 26, 1983 and recorded on April 28, 1983.

Being the same property conveyed to Clifford Randall Hunter and Kirk Daniel Hunter, with rights of survivorship by Quit Claim deed from Clifford Randall Hunter of record in Instrument No. 20111004-0076862 Register's Office for Davidson County, Tennessee, dated September 30, 2011 and recorded on October 04, 2011.

Being the same property conveyed to Clifford R. Hunter by Quit Claim deed from Clifford Randall Hunter and Kirk Daniel Hunter of record in Instrument No. 20160926-0101288 Register's Office for Davidson County, Tennessee, dated September 26, 2016 and recorded on September 26, 2016.

This is property more commonly known as 1303 Boscobel Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 22nd day of August, 2022.

Clifford R. Hunter

Clifford R. Hunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of August, 2022, before me personally appeared Clifford R. 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 22nd day of August, 2022.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-05-2024

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 08/26/2022 ____ (date of document).

Affiant Signature

08/26/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 26 day of August, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025