Karen Johnson Davidson County
Batch# 923310 DEEDWARR
09/29/2022 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20220929-0107647

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** MARGARET PHILPOTT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023	STATE OF Nashville) COUNTY OF Tennessee) The actual consideration or value, whichever is greater, for this transfer is: $1,050,000.00 Affiant Subscribed and sworn to before me, this 28 day of September, 2022. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Erik Morrison and Lindsay Wise Morrison 6512 Jocelyn Hollow Road, Nashville, TN 37205	Send Tax Bills to: New Owner 6512 Jocelyn Hollow Rd Nashville, TN 37205	Tax Information: Tax Parcel ID No. 115-14-0-016.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RYAN P. HUNT AND KAYLA F. HUNT** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ERIK MORRISON AND LINDSAY WISE MORRISON, HUSBAND AND WIFE** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

> **Land in Davidson County, Tennessee, being Lot No. 727 on the Plan of West Meade Farms Inc., Section VII of record in Plat Book 2331, Page 13, 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 Ryan P. Hunt and Kayla F. Hunt, husband and wife by Warranty deed from Philip Martindale (aka Phillip Martindale) and Jill Martindale (aka Emily J. Martindale), husband and wife of record in Instrument No. 20170309-0023310 Register's Office for Davidson County, Tennessee, dated March 06, 2017 and recorded on March 09, 2017. (Value of consideration shown in aforementioned deed $495,900.00.)**

This is improved property commonly known as: **6512 Jocelyn Hollow Road, Nashville, TN 37205**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds

Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of September, 2022.

RYAN P. HUNT

KAYLA F. HUNT

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RYAN P. HUNT AND KAYLA F. HUNT**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28th day of September 2022.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires:

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **9/28/2022** (date of document).

Affiant Signature

9/28/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **28** day of **SEPTEMBER**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

