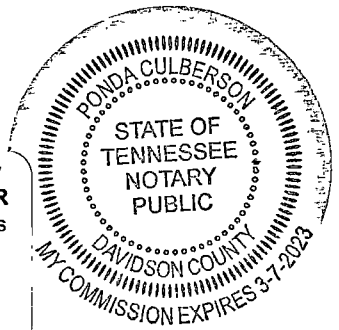
WARRANTY DEED



Karen Johnson Davidson County
Batch# 935035 DEEDWARR
10/28/2022 09:50:43 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20221028-0116678

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of October, 2022

Notary Public

MY COMMISSION EXPIRES: 3.7.2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Boorsma	James Boorsma	044-15-0-060
(NAME)	(NAME)	
701 Cleves Street	701 Cleves Street	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(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, **Troy D. Hunter and wife, Jean Hunter,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Boorsma and wife, Deanna L. Boorsma,** 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 Lot No. 39 of Section A on the Plan of Village of Old Hickory, as of record in Book 1424, page 68, Register's Office for said county.

BEGINNING on the easterly margin of Cleves Street, at the corner of Lots Nos. 39 and 40; thence with the line between said lots, eastwardly 85 feet to the corners of Lots Nos. 33, 34, 39 and 40; thence with the line between Lots Nos. 33 and 39, northwardly 83 feet to the southerly margin of Donelson Avenue; thence with the southerly margin of said Avenue, westwardly 75 feet to the beginning of a curve; thence around said curve with a radius of 10 feet, southwestwardly 15.7 feet to the easterly margin of Cleves Street; thence with the easterly margin of said Street, southwardly 73 feet to the beginning.

BEING the same property conveyed to Troy D. Hunter and wife, Jean Hunter, by Warranty Deed from Everett L. Hunter and wife, Elizabeth J. Hunter and John W. Hunter, a single person, dated June 13, 1986, of record in Book 6907, page 499, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 701 Cleves Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2022, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 1424, page 68 of record in the 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 our hands this 21st day of October, 2022.

Troy D Hunter

Jean Hunter

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Troy D Hunter and Jean Hunter, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of October, 2022.

RONDA CULBERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

Notary Public
My Commission Expires: _____

File No.: 36892