WARRANTY DEED

Karen Johnson Davidson County
Batch# 938425 **DEEDWARR**
11/07/2022 10:02:00 AM 2 pgs
Fees: $13.00 Taxes: $1,011.95

20221107-0119425

DM-BS-22-327

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7TH DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023 KAREN CE Bell WITHERSPOON DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kellen F. Nascimento and Micah E. Harris	New Owners	
(NAME) 1700 TWIN OAKS COURT FRANKLIN, TN 37064	(NAME)	071 07 0 208.00
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICK A. HUNT, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KELLEN F. NASCIMENTO AND MICAH E. HARRIS, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly one-half of Lot No. 20 on the Map of Trinity Heights, T.W. Crutchers, Tr's Subd of Lot No. 3, as of record in Book 332, Page 4, Register's office for said County.

Said part of said lot fronts 50 feet on the North side of Edwin Avenue and runs back between parallel lines 166 feet to an alley.

Being the same property conveyed to Robert L. Hunt and wife, Sylvia Hunt, by Quitclaim Deed from David A. Anderson and Ruby Donell Callis, of record in Instrument No. 20111213-0096998, in the Register's Office of Davidson County, Tennessee, dated December 12, 2011 and recorded on December 13, 2011. The said Sylvia Hunt died on September 24, 2012 and subject property vested in Robert L. Hunt, surviving tenants by the entirety. Subsequently, Robert L. Hunt died October 21, 2021 testate, devising subject property to Rick A. Hunt pursuant to his Last Will and Testament admitted by Order of Probate, Docket No. 21P2504, Circuit Court of Davidson County, Tennessee, Probate Division on April 14, 2022.

The said property has never been the principle marital residence of the grantor and his/her spouse.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Trinity Heights, T.W. Crutchers, Tr's Subd of Lot No. 3, as recorded in Plat Book 332, Page(s) 4.
- No coverage is provided as to the amount of acreage or square footage of the land.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **327 Edwin St, Nashville, Tennessee 37207**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 3 DAY OF NOVEMBER, 2022.

Rick A. Hunt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICK A. HUNT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3 of November, 2022.

Notary Public
My Commission Expires:
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212