WARRANTY DEED

Karen Johnson Davidson County
Batch# 962253 DEEDWARR
01/18/2023 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20230118-0004148

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires October 25, 2026 WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Ave. S. Suite 202, Nashville, TN 37212

File No.: NAS0951-22

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Cody Brown	Primis Mortgage Company	061-14-0B-002.00-CO
(NAME)	(NAME)	
3802B Hutson Ave	1001 Military Cutoff Road, Suite 350	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Wilmington, NC 28405	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Ninety-Five Thousand And No/100 Dollars ($595,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MARK J. HUNEYCUTT, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CODY BROWN**, **UNMARRIED**, 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 No. Unit No. 3802B, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 3806 Hutson Avenue, a horizontal property regime with private elements of record as Instrument No. 20160803-0080181 and being shown on plat attached thereto as Exhibit "B", 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 Mark J. Honeycutt, a single man, by Warranty deed from AJ Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20190503-0041561, Register's Office for Davidson County, Tennessee, dated April 22, 2019 and recorded on May 03, 2019. Scrivener's Affidavit correcting Grantee's name to Mark J. Huneycutt, a single man, of record in Instrument No. 20230111-0002286, Register's Office for Davidson County, Tennessee.

Said Mark J. Honeycutt and Mark J. Huneycutt being one in the same.

This is improved ☒ property, known as 3802B Hutson Ave, Nashville, TN 37216

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 13th day of January, 2023.

Mark J. Huneycutt

State of Tennessee
County of Davidson

On this 13th day of January , 2023, before me personally appeared Mark J. Huneycutt, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person (or person's) fee act and deed.
Witness my hand, at office, this 13th day of January 2023.

Notary's Signature

My commission expires: 7/3/23

W. DILLON WOODS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 3, 2023

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 1/13/23.

Date

Celia Stewart-Rouse

Affiant Signature

1/13/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 13th day of January, 2023.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

