Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

(2)

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee}
County of Williamson}

The actual consideration or value, whichever is greater for this transfer is: $652,256

Casey Brewington
Affiant Signature

Subscribed and sworn to before me on this the 17 Day of Feb. 2023.

Notary Public

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

My Commission expires 10 / 27 / 2025

Karen Johnson Davidson County
Batch# 972888 DEEDWARR
02/22/2023 10:04:53 AM 2 pgs
Fees: $13.00 Taxes: $2,413.35
20230222-0012409

NAME AND ADDRESS OF PROPERTY OWNER:
Alexander S. Hunt
6323 Percy Drive
Nashville, TN 37205
SEND TAX BILLS TO:
Alexander S. Hunt
New Owner

MAP AND PARCEL NUMBER: Tax ID #: 12912001100

WARRANTY DEED

23NT00062

Effective the 17 Day of February 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Neil F. Bass and Stephanie L. Bass, husband and wife

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Alexander S. Hunt, an unmarried man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 205 on the Plan of Section 1, Warner Park Valley, of record in Plat Book 3600, pages 12, 13 and 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property as conveyed to Neil F. Bass and Stephanie L. Bass, husband and wife by Warranty Deed from Marcia E. Williams, a single person dated 10/30/2015 recorded 11/03/2015 in Book NA, Page NA, as Document Number 20151103-0111733, Register's Office for Davidson County, TN.

This is an improved property commonly known as: 6323 Percy Dr, Nashville, TN 37205-4103

This conveyance is made subject to the restrictions of record in book 3466 pg 89, Book 3534, page 128, Book 3577, page 511, Book 3702, page 465 & Book 3770 page 81 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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 17 day of February 2023

Neil F. Bass

State of MS }
County of Madison }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Neil F. Bass,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 17 day of February, 2023.

Notary Public

My commission expires: 2-26-2023

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 68956 CEDRICK HULL Commission Expires Feb. 26, 2023 HINDS COUNTY

STEPHANIE L BASS BY NEIL F BASS ATTORNEY IN FACT

Stephanie L. Bass By Neil F. Bass, Attorney-In-Fact

State of MS }
County of Madison }

On this 17 day of February 2023, before me personally appeared **Neil F. Bass** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Stephanie L. Bass** and who acknowledged that she/he executed the same as the free act and deed of **Stephanie L. Bass.**

Notary Public

My commission expires: 2-26-2023

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 68956 CEDRICK HULL Commission Expires Feb. 26, 2023 HINDS COUNTY