WARRANTY DEED

BOX 10-A

Karen Johnson Davidson County
Batch# 992217 DEEDWARR
04/14/2023 10 02 18 AM 2 pgs
Fees $13 00 Taxes $2,997 00

20230414-0027399

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $810,000 00

Samantha N. Hunt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF April, 2023.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Samantha Nichole Huntsman and Shawn Tyler Huntsman	Same as newowner	
(NAME)	(NAME)	
406 Achievement Drive		090 16 0Y 002.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, I, **GREG HARDEMAN, TRUSTEE OF THE 404 ACHIEVEMENT TRUST U/A/D JUNE 24, 2021**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAMANTHA NICHOLE HUNTSMAN AND SHAWN TYLER HUNTSMAN,WIFE AND HUSBAND,** 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 Unit B of Homes at 404 Achievement, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 404 Achievement, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20210809-0106667, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 404 Achievement, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210809-0106667, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Greg Hardeman, Trustee of the 404 Achievement Trust UAD June 24, 2021, by Warranty Deed from Jean E. Vickous, unmarried, of record in Instrument No. 20210802-0103351, Register's Office for Davidson County, Tennessee, dated July 30, 2021 and recorded on August 2, 2021. Also see Scrivener's Affidavit of record in Instrument No. 20210809-0106666, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Harry H. Vickous and wife, Jean E. Vickous, by Warranty Deed from David Allen Costello and wife, Nancy Laws Costello, of record in Book 4658, Page 764, Register's Office for Davidson County, Tennessee, dated November 27, 1972 and recorded on November 28, 1972. The said Harry H. Vickous died on September 8, 2001, leaving Jean E. Vickous as surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 406 Achievement Drive, Nashville, TN 37209
(House Number) (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 my hand this 12 day of April, 2023

GREG HARDEMAN, TRUSTEE OF THE 404 ACHIEVEMENT TRUST UAD JUNE 24,2021

BY _____

GREG HARDEMAN, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Greg Hardeman with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of The 404 Achievement Trust and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 12 day of April, 2023

Commission expires

DAWN MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2025

Notary Public