Karen Johnson Davidson County
Batch# 997377 DEEDWARR
04/28/2023 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20230428-0031453

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, ~~WHICHEVER~~ IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES: 3.17.2024
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE SHANNON R. RICHARDSON COUNTY OF WILLIAMSON MY COMM. EXP. 03/17/2024

W-VRES-23-521

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)
Jana Hunsley	New owner	
(NAME)	(NAME)	**075-04-0-139.00**
521 Saint Paul Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **KATHLEEN M. ALLBRITTEN AND STEPHEN C. ALLBRITTEN, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JANA HUNSLEY, AN UNMARRIED WOMAN,** 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 Lot No. 350 on the Plan of Section Six, Tulip Grove, of record in Plat Book 4460, Page 19, in the Register's Office for said County. Said Lot No. 350 fronts 93.79 feet on the Easterly margin of St. Paul Drive and extends back 148.90 feet on the Southerly line and 147.29 feet on the Northerly line to a dead line in the rear, measuring 92.06 feet thereon.

Being the same property conveyed to Kathleen M. Allbritten and Stephen C. Allbritten, wife and husband by Warranty Deed from Lauren E. Covey and husband, Aaron K. Covey of record in Instrument No. 20170502-0042849 Register's Office for Davidson County, Tennessee, dated April 28, 2017 and recorded on May 2, 2017.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- All matters shown on the Plan of record in Book 4460, Page 19, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4511, Page 994, in the Register's Office for Davidson County, Tennessee.
- Easement for Trunk Sewer and Water Lines of record in Book 4106, Page 812, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **521 Saint Paul Drive, Hermitage, Tennessee 37076**.

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 27th DAY OF APRIL, 2023.

Kathleen M. Allbritten

Stephen C. Allbritten by Kathleen M. Allbritten Attorney in Fact
Stephen C. Allbritten by Kathleen M. Allbritten
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHLEEN M. ALLBRITTEN, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of April, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B. FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHLEEN M. ALLBRITTEN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of STEPHEN C. ALLBRITTEN, and who acknowledged he/she/they executed the same as the free act and deed of the said STEPHEN C. ALLBRITTEN.

Witness my hand and official seal, this the 27th of April, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B. FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

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

Certificate of Authenticity

I, Alicia Hamilton, 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 4/27/23.

Date

Affiant Signature

4/28/23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 28 day of April, 2023.

Notary's Signature

My Commission Expires: 3/17/2024
Date

Notary's Seal (if on paper)

