Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-1110

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

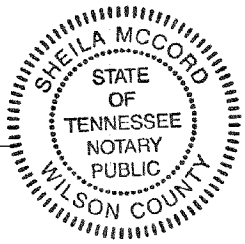
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of May, 2023

Notary Public

Commission Expires: 1-30-27





Address of New Owner	Send Tax Bills To:	Map & Parcel
Mary Polk 3001 Hamilton Church Road #517 Antioch, TN 37013	1133 Ocean Avenue, Mailstope DP 9823, Lakewood, NJ 08701	163-04-0A-517.00-CO

WARRANTY DEED

FOR AND IN 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/WE,

Charla L. Hunter, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mary B. Polk, an unmarried woman

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 No. 517, Hamilton Crossings Townhomes, a Planned Unit Development, of record in Instrument No. 20040212-0016945, as amended in Instrument No. 20040226-0022076, Instrument No. 20050310-0026734, Instrument No. 20050701-0075731 and Instrument No. 20060206-0014793, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Charla L. Hunter by Warranty deed from R.J. York Homes, LLC of record in Instrument No. 20050527-0060229 Register's Office for

Karen Johnson Davidson County
Batch# 999774 DEEDWARR
05/05/2023 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20230505-0033443

Davidson County, Tennessee, dated May 25, 2005 and recorded on May 27, 2005. (Value of consideration shown in aforementioned deed $124,900.00.)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3001 Hamilton Church Road #517, Antioch, TN 37013

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 so 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.

Dated this the 4th day of May, 2023.

Charla L. Hunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of May, 2023, before me personally appeared Charla L. Hunter, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of May, 2023.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHULTZ
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires On
02-22-2026
WILLIAMSON COUNTY

WARRANTY DEED

~~$3.00~~ E-RECORDING PAGE FEE
$2.50

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 5-4-23.

Tracey Trumphour
Affiant
Date: 5-4-23

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 4 day of May, 2023

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY