Karen Johnson Davidson County
Batch# 1012192 DEEDWARR
06/07/2023 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20230607-0043101

Prepared By & Return To: City Title, LLC 301 Plus Park Boulevard Ste. 502 Nashville, TN 37217 CT-23-1209	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of June, 2023 Notary Public Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jamie L. Meek and Katherine Shawn Shell 3773 Pin Hook Road Antioch, TN 37013	Citizens Bank N.A. P.O. Box 202060 Florence, SC 29502-2060	164-12-0B-079.00-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,

Rebekah L. Hunter and Travis D. Hunter, wife and husband

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

Jamie L. Meek, an unmarried man, and Katherine Shawn Shell, an unmarried woman, as joint tenants in common with right of survivorship

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 Lot No. 79 on the Plan of Bright Pointe SP Subdivision, Phase 1A, of record in Plat at Instrument No. 20180910-0089700, 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 Rebekah L. Hunter and Travis D. Hunter, wife and husband by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20200603-0056973, Register's Office for Davidson County, Tennessee, dated June 02, 2020 and recorded on June 03, 2020.

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: 3773 Pin Hook Road, 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 5th day of June, 2023.

Rebekah L. Hunter

Travis D. Hunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of June, 2023, before me personally appeared Rebekah L Hunter and Travis D 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 5th day of June, 2023.

Notary Signature
My commission expires: 2-22-2026

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

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 06/05/23 (date of document).

Affiant Signature

06/05/23

Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 5th day of June, 2023

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL