Karen Johnson Davidson County
Batch# 1022448 DEEDWARR
07/05/2023 09:03:30 AM 4 pgs
Fees: $23.00 Taxes: $1,184.00
20230705-0051131

Prepared by: Christina M. Bartee, BATSON NOLAN PLC, 105 Fifth Ave. West, Ste 201, Springfield, TN 37172 (615) 382-4420

DARRELL L. HUNT, ET UX

TO: *WARRANTY DEED*

HAYLEIGH SHELTON, ET AL

THIS WARRANTY DEED OF REALTY, executed as of the 30th day of June, 2023, by Grantors, DARRELL L. HUNT and RAVONNE L. HUNT, husband and wife, to Grantees, HAYLEIGH SHELTON, unmarried and RICHARD L. GRIFFITH, unmarried, as equal tenants in common,

WITNESSETH:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and does hereby transfer and convey unto Grantees (b) to have and to hold to them, as tenants by the entireties, and to their heirs and assigns forever, (c) to have and to hold to them as equal tenants in common, and to their heirs and assigns forever in fee simple, certain realty situated in Davidson County, Tennessee, and bounded and described as follows:

Being Lot No. 12 on the Plan of Villages of Long Hunter, Phase 1, a Planned Unit Development, of record in Instrument No. 20010123-0006894, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This conveyance is made subject to (1) building setback lines, utility and drainage easement and all other matters as shown on the aforementioned plat of record; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record in Instrument No. 20000906-0088271 and 20000906-0088272; (4) all subdivision assessments, covenants, bylaws, restrictions, declarations and easements of record in Instrument No. 20010531-0056382, (5) building restrictions; and (6) other matters of public record, Register's Office for Robertson County, Tennessee.

Being the same property conveyed to Darrell L. Hunt and Ravonne L. Hunt, husband and wife, by Warranty Deed from Chadwick Lee Beard and wife, Leslie Beard, dated July 25, 2017, recorded July 27, 2017, appearing of record in Instrument No. 20170727-0076372, Register's Office for Davidson County, Tennessee.

Darrell L. Hunt and Darrell Hunt are one and the same person. Ravonne L. Hunt and Ravonne Hunt are one and the same person.

The source of the above description is derived from previous instruments of record, no boundary survey having been made at the time of this conveyance.

That Grantors (1) covenants that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2023 taxes which are prorated and Grantees assume; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat of record; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims; subject, however, to all enforceable restrictions and easements of record and in existence, if any in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

DARRELL HUNT Grantor

By Ravonne Hunt, Attorney-in-Fact
Ravonne Hunt, Attorney-in-Fact

STATE OF TENNESSEE :
COUNTY OF ROBERTSON :

On this 29th day of June, 2023, before me personally appeared Ravonne Hunt, 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 Darrell L. Hunt, and who acknowledged that she executed the same as the free act and deed of Darrell L. Hunt, pursuant to Power of Attorney of record in Instrument No. 20230629-0049818, Register's office for Davidson County, Tennessee.

Witness my hand and seal at office this the 29th day of June, 2023

My Commission Expires: 7/21/26

Notary Public

SARA J. McKINNEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

RAVONNE HUNT Grantor

STATE OF TENNESSEE :
COUNTY OF ROBERTSON :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Ravonne Hunt, the within named bargainor(s), 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 seal at office this the 29th day of June, 2023

My Commission Expires: 7/21/26

SARA J. McKINNEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Sara J. McKinney
Notary Public

Property Owners Name
and Mailing Address:

Hayleigh Shelton
Richard L. Griffith
7544 W. Winchester Dr.
Antioch, TN, 37013

Person or Entity Responsible for
Payment of Property Taxes:

Liberty Federal Credit Union
1200 Forest Bridge Road
Louisville, KY 40223

Property Address:
7544 W. Winchester Dr.
Antioch, TN, 37013

Map and Parcel No.
151-10-0A-012.00

STATE OF TENNESSEE,
Davidson COUNTY
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $320,000.00 which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant Amanda Allen

Subscribed and sworn to before me this the 30th day of June, 2023.

Brooke Hicks
NOTARY PUBLIC
MY COMMISSION EXPIRES: 5/9/2026

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Stefan T. Morris 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 July 3, 2023 (date of document).

Affiant Signature

July 3, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 3rd day of July, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023