Karen Johnson Davidson County
Batch# 1025885 DEEDWARR
07/13/2023 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $10,637.50
20230713-0053816

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,875,000.00

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

Notary Public

My Commission Expires 10/2/23

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kelly Lee Hunt	Same as New Owner	104-09-0-243
(NAME)	(NAME)	
4020 Jordonia Station Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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 considerations, the receipt of which is hereby acknowledged, I/we Cyrus R Hatfield, an unmarried man, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Kelly Lee Hunt, unmarried, hereinafter called the GRANTEE(S), his/her/their 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. 6 of Block "J" on the Map of Whitland Realty Company's Subdivision of record in Book 332, Page 141, Registers Office for Davidson County, Tennessee, and the northerly 35 feet of Lot "D" on the Revised Plan of the Subdivision of Lots No. 7 and 8 and Block "J" and Lots No. 1 and 12 of Block "K" in Whitland Realty Company's Subdivision of record in Book 547, Page 17, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 and the northerly part of Lot "D" front together 135 feet on the westerly side of Bowling Avenue, formerly Whitland Avenue or Golf Club Lane, and run back between parallel lines, parallel with the 115 feet north of the northerly margin of a 50-foot unnamed street, 180 feet to a dead line on the rear.

Being the same property conveyed to Cyrus R Hatfield by Warranty Deed from William E Knestrick, unmarried, dated 06/01/2021, of record in Instrument 202106040075136, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 219 Bowling Avenue, Nashville, TN 37205
(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 13th day of July, 2023.

Cyrus R Hatfield

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cyrus R Hatfield, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 13th day of July, 2023.

STEVEN G. WATERS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-28-2024

Notary Public
My Commission Expires:

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

CERTIFICATE OF AUTHENTICITY

I, Brenda Shelby **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** 7/13/2023.

Brenda Shelby

AFFIANT

DATE: 7/13/2023

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 13th **day of** July, **2023.**

NOTARY PUBLIC

My Commission Expires:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024