This instrument prepared by
Momentum Title, LLC
75 Industrial Drive
Mt Juliet, TN 37122
File Number 8-2011-LV

Karen Johnson Davidson County
Batch# 1055501 DEEDWARR
09/29/2023 10 20 41 AM 2 pgs
Fees $13 00 Taxes $1,430 05

20230929-0076534

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $386,500 00

Affiant

Subscribed and sworn to before me, this the 29th day of September, 2023

Notary Public
My Commission Expires 7-7-25

CANDIS A. THORNTON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/07/2025 DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jocelyn Ayers and Reece Gaddes 1308 Donelson Ave Old Hickory, TN 37138	Same as new owners	044 10 0 011 00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Lisa G. Stewart, Trustee of Linda G Hunt Special Needs Trust dated April 15, 2021**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jocelyn , Ayers, unmarried and Reece Gaddes, unmarried, as tenants in common with rights of survivorship,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit·

Land situated in Davidson County, Tennessee

Lot 7, Section I, Rolling Green Subdivision, as shown on plat of record in Plat Book 1424, Page 76, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land

Said lot fronts 90 feet on the northerly side of Donelson Avenue and runs back between lines, 333 2 feet on the east line and 389 feet on the west line to a dead line in the rear on which it measures 105 9 feet

Being the same property conveyed to Robert Walter Hunt and wife, Linda Perry Hunt by Warranty deed from Eulia Perry and wife, Agnes Williams Perry of record as Instrument Book 4426, Page 331, Register's Office for Davidson County, Tennessee, dated June 12, 1970 and recorded on June 23, 1970 (Value of consideration shown in aforementioned deed $0 00)

Being the same property conveyed to Robert Walter Hunt by Quitclaim deed from Linda Perry Hunt of record as Instrument Number 20190122-0005850, Register's Office for Davidson County, Tennessee, dated January 08, 2019 and recorded on January 22, 2019 (Value of consideration shown in aforementioned deed $0 00)

Robert Walter Hunt also known as Robert W Hunt, Sr having since deceased leaving Last Will and Testament filed for Probate in Docket No 20P475, Chancery Court of Davidson County, Tennessee

Return to·
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. B-P-23-1308

Being the same property conveyed to Lisa G Stewart Trustee of the Linda G Hunt Special Needs Trust by Quitclaim deed from Lisa G Stewart, Executor of the Estate of Robert W Hunt Sr of record as Instrument Number 20211208-0162887, Register's Office for Davidson County, Tennessee, dated December 6, 2021 and recorded on December 8, 2021 (Value of consideration shown in aforementioned deed $0 00)

This is improved property located at **1308 Donelson Avenue, ~~Nashville~~ OLD HICKORY, TN 37138.**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes, 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 5) building restrictions, and 6) other matters of public record

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 do 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 Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of September, 2023

GRANTOR

Linda G Hunt Special Needs Trust dated April 15, 2021

By: Lisa G Stewart

Lisa G Stewart, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lisa G Stewart, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Trustee of the Linda G Hunt Special Needs Trust dated April 15, 2021, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 27th day of September, 2023

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires 3/3/26