THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 231046016** Karen Johnson Davidson County Batch# 1067564 **DEEDWARR** 11/02/2023 10:25:28 AM 2 pgs Fees: $13.00 Taxes: $1,672.40 20231102-0085773	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $452,000.00. Affiant Subscribed and sworn to before me, this 1st day of November, 2023. Notary Public My Commission Expires VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: Paul Hunter and Madison F. Hunter, and Joshua Thomas Murphy 736 Wolfeboro Lane Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 141 05 0A 064.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amber Silvia, Executrix of the Estate of Jeffrey Vick** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paul Hunter, married, and Madison F. Hunter and Joshua Thomas Murphy, wife and husband, as joint tenants with rights of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Avondale Park, Phase 1, Section 3, "Cluster Lot Subdivision", of record in Instrument No. 20090318-0024198, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeffrey Vick, by Warranty Deed from Michelle D. Poole now known as Michelle D. Duke, unmarried, of record in Instrument No. 20140313-0020959, in the Register's Office of Davidson County, Tennessee, dated March 10, 2014 and recorded on March 13, 2014. The said Jeffrey Vick died on June 12, 2023, testate, devising subject property to Heirs and Devisees of Jeffrey Vick. See Probate Case 23P-1401, Davidson County Circuit Court (Probate Division).

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Avondale Park, Phase 1, Section 3, "Cluster Lot Subdivision", as recorded in Instrument No. 20090318-0024198.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20081203-0117452, as amended in Instrument No. 20090331-0028791, Instrument No. 20101223-0102254 and Instrument No. 20190313-0023161.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Instrument No. 20020821-0100879.

Easement recorded in Instrument No. 20090707-0063325.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060512-0055867.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20071002-0117293.

This is improved property located at 736 Wolfeboro Lane Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 1st day of November, 2023.

Estate of Jeffrey Vick

Amber Silvia, Executrix

By: Amber Silvia, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amber Silvia, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Executrix of the Estate of Jeffrey Vick, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of November, 2023.

Nathan L Powers

Notary Public
My Commission Expires: _____



My Commission Expires
December 8, 2024