WARRANTY DEED

Karen Johnson Davidson County
Batch# 1069079 DEEDWARR
11/06/2023 03:18:30 PM 4 pgs
Fees: $23.00 Taxes: $888.00
20231106-0086853

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF Nov., 2023

Notary Public

MY COMMISSION EXPIRES: 4-13-25

(AFFIX SEAL)

CHERIE FRANKLIN STATE TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

MST 2023-1095

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shelley Mitchell and Ross Mitchell	New Owner	029-00-0-019.00
(NAME)	(NAME)	
4080 Bernard Road	5571 SW 94th Ave	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Cooper City, FL 33328	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Homer Gene Hunley, as Heir at Law and Administrator for Estate of Brandon H. Hunley, deceased,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shelley Mitchell and Ross Mitchell, wife and husband,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at an iron pin (new) in the Northerly margin of Bernard Road, in the Westerly boundary of a tract of land which belongs to Randall E. Rives, having a deed reference in Deed Book 6298, Page 989, Register's Office for Davidson County, Tennessee, the Southeast corner of this tract and continuing with the Northerly margin of said road, and running 25 feet parallel to the center of said road, as follows: North 88 degrees 29 minutes 30 seconds West 159.81 feet to an iron pin (new) at the intersection of the Northerly margin of Bernard Road and the Easterly margin of Knipfer Road; thence with the Easterly margin of Knipfer Road and running 25' parallel to the center of said road, as follows: North 05 degrees 57 minutes 53 seconds West 255.81 feet to a point; thence, North 00 degrees 17 minutes 55 seconds West 38.24 feet to an iron pin (new) in the Easterly margin of Knipfer Road, in the Southerly boundary of a tract of land which belongs to Gene L. Arrington, having a deed reference in Deed Book 8784, Page 497, Register's Office for Davidson County, Tennessee; thence, North 87 degrees 28 minutes 51 seconds East 192.86 feet to an iron pin (new), in the Southerly boundary of said tract of land which belongs to Gene L. Arrington, the Northwest corner of said tract of land which belongs to Randall E. Rives; thence, South 01 degrees 09 minutes 02 seconds West 305.41 feet to the point of beginning, containing 1.22 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, TN 37172, August 2, 1999.

Being the same property conveyed to Brandon H. Hunley, unmarried by Quitclaim deed from Chad R. Hunley, married of record in Instrument No. 20210511-0063088 Register's Office for Davidson County, Tennessee, dated May 05, 2021 and recorded on May 11, 2021. The said Brandon H. Hunley having since died on or around January 22, 2023 leaving Homer Gene Hunley as his only heir at law. See Affidavit of Heirship of record in Instrument No. 202311060086852 said Register's Office. Petition for Letter of Administration as Probate Case No. 23P734, in the Seventh Circuit Court, Twentieth Judicial District, Metropolitan Nashville and Davidson County, Tennessee appointing Homer Gene Hunley, Administrator. Brandon H. Hunley is also known as Brandon Homer Hunley.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2023, a lien not yet due and payable.

This property, known as 4080 Bernard Road, Joelton, TN 37080

(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 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. 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.

Witness my/our hand(s) this 1st DAY OF November 2023.

Estate of Brandon H. Hunley, deceased

By: Homer Gene Hunley Administrator

Homer Gene Hunley, Administrator

Homer Gene Hunley Heir at Law

Homer Gene Hunley, Heir at Law

State of Tennessee

County of Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Homer Gene Hunley, with whom I am personally acquainted, (or proved to me to on the basis of satisfactory evidence) and who, upon oath, acknowledged himself o be the Administrator of The Estate of Brandon H. Hunley, deceased, the within named bargainor, as Executor so authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the her name as Executor of said Estate.

Witness my hand and official seal at office, on this the 1st day of November, 2023.

Notary Public

My Commission Expires: 3/23/27

(SEAL)

Amelia Swanson State of Tennessee Notary Public Williamson County

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Homer Gene Hunley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public

My commission expires: 3/23/27

(SEAL)

Amelia Swanson State of Tennessee Notary Public Williamson County

True Copy Certification

I, Yvette Meldrum, 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 November 1, 2023.

Signature
November 1, 2023
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this November 1, 2023

Notary's Signature

My Commission Expires: 4-13-25

