Karen Johnson Davidson County
Batch# 1110887 DEEDWARR
03/13/2024 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20240313-0017507

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QCBB-19548-24

WARRANTY DEED

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 day of March, 2024.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. and Mrs. Joseph Hunt 2020 Hawks Nest Dr. Hermitage, TN 37076	Same address as new owner	098-06-0A-185-00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($550,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RICHARD S. LANE AND JO ANN LANE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JOSEPH HUNT AND JANE E. HUNT HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 169, on the Plan of Phase Two, Section A, Bridgewater, of record in Instrument No. 20061207-0151485, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Richard S. Lane and Jo Ann Lane, husband and wife from James Hobson Reynolds, Jr. and Patricia Marl Ann Reynolds, husband and wife, by Warranty Deed dated 06/29/2017 and recorded 07/06/2017 in Instrument No. 20170706-0067862, Register's Office of said County.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 2020 Hawks Nest Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 12th day of March, 2024

GRANTOR(S)

Richard S. Lane

Richard S. Lane

Jo Ann Lane

Jo Ann Lane

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Richard S. Lane and Jo Ann Lane, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 12th day of March, 2024.

Notary Public

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Bryant L. Grantham

Printed Notary Name

My commission expires: 6-1-2025

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 March 12, 24 (date of document).

Jennifer L. Pennell

March 13, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 13 day of March, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

