Karen Johnson Davidson County
Batch# 1116800 DEEDWARR
04/01/2024 09:57:30 AM 4 pgs
Fees: $23.00 Taxes: $2,201.50
20240401-0022150

WARRANTY DEED

WHEN RECORDED RETURN TO
Icon Title, LLC
9175 Carothers Parkway, Suite 110
Franklin, TN 37067
File No. 11-7891-AJ

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $595,000.00

Affiant Saundra Hunt

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 25 DAY OF March, 2024.

Notary Public

MY COMMISSION EXPIRES: 9-21-26
(AFFIX SEAL)

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Saundra Hunt	Cadence Bank	188-10-0C-194-00
(NAME) 2380 Fairchild Circle	(NAME) 2778 W Jackson St	
(ADDRESS) Nolensville, TN 37135	(ADDRESS) Tupelo, MS 38801	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, David J. Wills and Donia G. Wills, husband and wife, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Saundra Hunt, unmarried woman, "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 194 on the Plan of Carothers Farms, Phase 3, Section 2 of record in Plat at Instrument No. 20181217-0122265, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David J. Wills and Donia G. Wills, husband and wife, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200803-0085020, in the Register's Office of Davidson County, Tennessee, dated July 31, 2020, and recorded on August 03, 2020.

Donia G. Wills executes this Warranty Deed by virtue of Power of Attorney authorizing David J. Willis to sign as her Attorney-In-Fact. As recorded in Register's Office of Davidson County, Tennessee, Book 20240401 0022149 **Page_____. Please reference Exhibit A of Warranty Deed.**

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, know as 2380 Fairchild Circle, Nolensville, TN 37135

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of March, 2024.

David J. Wills

Donia G. Wills by David J. Wills Her Attorney-In-Fact

Donia G. Wills by David J. Wills, Her Attorney-In-Fact

Donia G. Wills by David J. Wills Her Attorney-In-Fact

STATE OF North Carolina
COUNTY OF Brunswick

On this 27th day of March, 2024 before me personally appeared David J. Wills, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of March, 2024.

Lisa Rose
Notary Signature
My commission expires: 8/17/2025

LISA ROSE
Notary Public
Brunswick County, North Carolina
My Commission Expires
August 17, 2025

STATE OF North Carolina
COUNTY OF Brunswick

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named David J. Wills, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Donia G. Wills and that he/she is authorized by Donia G. Wills to execute this instrument on his/her behalf.

Witness my hand and official seal, this the 27th of March, 2024.

Lisa Rose
Notary Signature
My commission expires: 8/17/2025

LISA ROSE
Notary Public
Brunswick County, North Carolina
My Commission Expires
August 17, 2025

EXHIBIT "A"
TO Warranty Deed
From: David J Wills and Donia Wills
To: Saundra Hunt

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF Brunswick

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of- Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 27th day of March 2024.

Lisa Rose
Notary Public
My Commission Expires: 8/17/2025

LISA ROSE
Notary Public
Brunswick County, North Carolina
My Commission Expires
August 17, 2025

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 03/27/2024.

Affiant Signature

03/29/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 03/29/2024.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY