WARRANTY DEED

Karen Johnson Davidson County
Batch# 1122936 DEEDWARR
04/15/2024 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20240415-0026852

File No. BC-24-328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Sidney Huntley and Michelle Walker Huntley, Co-Trustees of 2023 Huntley Tenancy By The Entirety Revocable Trust dated September 6, 2023	William and Michelle Huntley	
(NAME) 505 Sterling Avenue	(NAME) 505 Sterling Avenue	103-15-0B-019.00-CO
(ADDRESS) Chattanooga, TN 37405	(ADDRESS) Chattanooga, TN 37405	
(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, I/WE, **EMILY PEACOCK, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM SIDNEY HUNTLEY AND MICHELLE WALKER HUNTLEY, CO-TRUSTEES OF 2023 HUNTLEY TENANCY BY THE ENTIRETY REVOCABLE TRUST DATED SEPTEMBER 6, 2023**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 19 of Lion's Head Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Lion's Head Condominium of record in Book 5340, Page 70, and shown on Plan of records in Book 5200, Page 82, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Emily Peacock, unmarried by Warranty Deed from L.D. Hobbs, Trustee of the Hobbs Revocable Living Trust Agreement U/A/D February 16, 1988 of record in Instrument No. 20151005-0101072 Register's Office for Davidson County, Tennessee, dated September 30, 2015 and recorded on October 5, 2015.

This is property more commonly known as 4487 Post Place, 19, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 12th day of April, 2024.

Emily Peacock

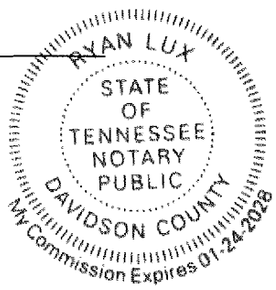
Emily Peacock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of April, 2024, before me personally appeared Emily Peacock, 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 12th day of April, 2024.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Ryan Lux, 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 **4/12/2024**.

Date

Affiant Signature

4/12/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **12th** day of **April**, 20**24**.

Notary's Signature

My Commission Expires: 4/26/2005

Date

Notary's Seal (if on paper)

