WARRANTY DEED

Karen Johnson Davidson County
Batch# 1123924 DEEDWARR
04/17/2024 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $654.53
20240417-0027477

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LWB, LLC	LWB, LLC	044-05-0-090.00
(NAME) 914 Calloway Drive	(NAME) 914 Calloway Drive	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Jerry Ancel Hunsinger Jr., a married man and Benjamin Levi Thomas, a married man, as tenants in common with right of survivorship,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **LWB, LLC, a Tennessee limited liability company,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot "B", on the Re-Subdivision of Lot 109 (Plan of Rayon City, book 843, page 13, R.O.D.C., Tenn.) and Lot 1 (Plan of the Re-Subdivision of Lots 110, 111, 112, 113 and 114, etc., book 4470, page 165, R.O.D.C., Tenn.) of record in Plat Book 5060, Page 92, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive and binding legal description.

Being the same property conveyed to Jerry Ancel Hunsinger Jr., married man, and Benjamin Levi Thomas, married man, as tenants in common with the right of survivorship by Warranty Deed from Jeff Claud, dated 07/21/2017, of record in Instrument No. 20170726-0075408, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 367 Rayon Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2302953
Warranty Deed TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 17th day of April, 2024.

Jerry Ancel Hunsinger Jr.
Jerry Ancel Hunsinger Jr.

Benjamin Levi Thomas
Benjamin Levi Thomas

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jerry Ancel Hunsinger Jr. and Benjamin Levi Thomas**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of April, 2024.

Kimberly Rogers
Notary Public

My Commission Expires: 6-9-2024

Kimberly Rogers
STATE OF TENNESSEE NOTARY PUBLIC
County of Wilson

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

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 April 17, 24 (date of document).

Jennifer L. Pennell

Jennifer L. Pennell

April 17, 24

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 17 day of April, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

