# WARRANTY DEED

Karen Johnson
Batch # 1154152
07/03/2024 02:44:56 PM
Fees: $13.00 Taxes: $2,997.00

Davidson County
DEEDWARR
2 pgs

20240703-0050419

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $810,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF July, 2024.

Notary Public

MY COMMISSION EXPIRES: 05/08/28

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| ROBERT WAYNE HUNTLEY AND LINDA VOGT HUNTLEY, AS TRUSTEES OF THE JAMACO LIVING TRUST DATED MAY 1, 2023 | Cardinal Financial Company | |
| (NAME) | (NAME) | |
| 1204 Legacy Xing | 3701 Arco Corporate Dr. #200 | 160 11 0A 082.00 |
| (ADDRESS) | (ADDRESS) | |
| Georgetown, TX 78628 | Charlotte, NC 28273 | |
| (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, **THOMAS A. GENETSKI AND JANIS CHRISTENSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT WAYNE HUNTLEY AND LINDA VOGT HUNTLEY, AS TRUSTEES OF THE JAMACO LIVING TRUST DATED MAY 1, 2023**, 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:

**Land in Davidson County, Tennessee, being Lot No. 82 on the Plat of HEMMINGWOOD, PHASES II, III & IV of record in Plat Book 6900, Pages 6, 7 and 8, Register's office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to Thomas A. Genetski and Janis Christenson, both unmarried, as Joint Tenants with right to survivorship, by Warranty Deed from George W. Priddy, of record in Book 9091, Page 932, in the Register's Office of Davidson County, Tennessee, dated September 17, 1993, and recorded on September 27, 1993. Thomas A. Genetski and Janis Christenson have since married.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 5522 Hearthstone Ln., Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GP24-5522

MO2024-772

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 hand this 2nd day of July, 2024

THOMAS A. GENETSKI

JANIS CHRISTENSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas A. Genetski and Janis Christenson, the bargainor, 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 this 2 day of July, 2024.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27