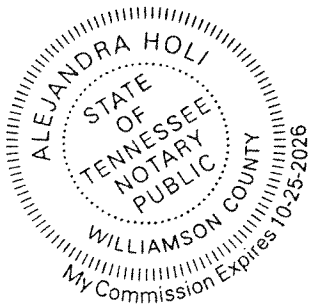
Karen Johnson Davidson County
Batch# 1164855 DEEDWARR
08/01/2024 11:01:30 AM 11 pgs
Fees: $58.00 Taxes: $1,272.80
20240801-0058385

WARRANTY DEED



STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $344,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO ME ON July 22, 2024

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY AND RETURN TO:
CLOSED LLC
6312 Highway 41 A, Suite 104B
Pleasant View, TN 37146
File # 2024-118-LLC

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank, please use the address of the new owner**	MAP-PARCEL
Ty Christian Hunter and Madison Grace Hunter	New Owner	021-00-0-184.01
4939 Rawlings Road		
Joelton, TN 37080		

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,

Cheryl Ann Merritt, Individually and as Executrix for the Estate of David Wayne Minton, Charles Steven Minton, Tiffany Annette Minton, Candice Michelle Evans, Brooke Brooks, Jennifer Bostelman, Amanda Birk, and Michael Cox

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ty Christian Hunter and Madison Grace Hunter, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, being shown as lot No. 4 on a copy of a survey made by C.J. Carney, dated May 21, 1957 and 9 feet in the rear of lot No. 4 on said survey described as follows:

Land in Davidson County, Tennessee, being shown as Lot No. 4 on a copy of a survey made by C. J. Carney, dated May 21, 1957, and 9 feet in the rear of Lot No. 4 on said survey described as follows:

Beginning at a point in the center of Bernard Road, said point being 550 feet Easterly from the intersection of Clarksville Highway "U.S. 41", and Bernard Road; thence Southwardly 250 feet to a point; thence Eastwardly 100 feet to a point; thence Northwardly 250 feet to a point in the center of Bernard Road; thence with the center line of Bernard Road Westwardly 100 feet to the Point of Beginning.

Being the same property conveyed to David Wayne Minton, by Warranty Deed dated November 17, 1962 and recorded February 27, 1963, from W. T. Johns and wife, Lillian Johns, of record on Book 3507, Page 511, Register's Office for Davidson County, Tennessee. The said David Wayne Minton having died on July 11, 2022, real property devised to Cheryl Ann Merritt, Kathy Dianne Cox, Michael Wayne Minton and Charles Steven Minton, by Last Will and Testament of David Wayne Minton, (Seventh Circuit Court, Probate Division, Case No. 22P2196, Davidson County, Tennessee.) The said Michael Minton, Sr. having since died on January 15, 2024, real property devised to Tiffany Annette Minton and Candice Michelle Evans, by Last Will and Testament of Michael (Wayne) Minton, (Seventh Circuit Court, Probate Division, Case No. 24P681, Davidson County, Tennessee.) The said Kathy Dianne Cox having died intestate on February 20, 2024, her heirs at law being Michael Cox, Brooke Brooks, Jennifer Bostelman and Amanda Birks, see Affidavit of Heirship filed of record in Record in Instrument No. 20240723-0055539, said Register's Office.

This is property known as 4939 Rawlings Road Joelton, TN 37080

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.
- ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE SAID REGISTER'S OFFICE.

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) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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), 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 on 7/19/24.

Cheryl Ann Merritt
Cheryl Ann Merritt, Individually

Cheryl Ann Merritt Executrix
Cheryl Ann Merritt, Executrix for
The Estate of Estate of David Wayne Minton

STATE OF TN

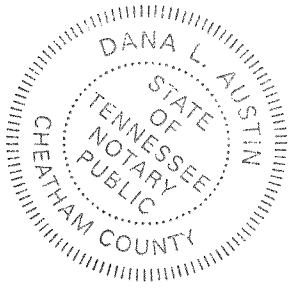
COUNTY OF Cheatham

Personally appeared before me, a Notary Public of said County and State, Cheryl Ann Merritt, Individually and as Executrix for The Estate of Estate of David Wayne Minton , the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on 7/19/24.

NOTARY PUBLIC

My Commission Expires: 7/25/26



Witness my hand on July 12 2024

Charles Steven Minton

Charles Steven Minton

STATE OF Tennessee

COUNTY OF Cheatham

Personally appeared before me, a Notary Public of said County and State, Charles Steven Minton, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on July 12, 2024

Amanda Bell

NOTARY PUBLIC

My Commission Expires: July 26 2025

AMANDA L BELL
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires July 26 2025

Witness my hand on 7/19/24.

Tiffany Annette Minton

Tiffany Annette Minton

STATE OF Tennessee

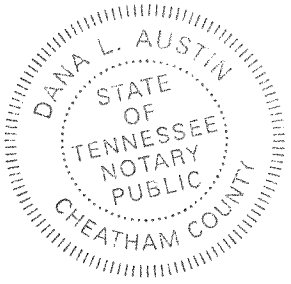
COUNTY OF Cheatham

Personally appeared before me, a Notary Public of said County and State, Tiffany Annette Minton, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on 7/19/24.

NOTARY PUBLIC

My Commission Expires: 7/25/26



Witness my hand on 7/19/24.

Candice Evans

Candice Michelle Evans

STATE OF Tennessee

COUNTY OF Cheatham

Personally appeared before me, a Notary Public of said County and State, Candice Michelle Evans, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on 7/19/24.

NOTARY PUBLIC

My Commission Expires: 7/25/26

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Witness my hand on 7/19/24.

Brooke Brooks

STATE OF Tennessee

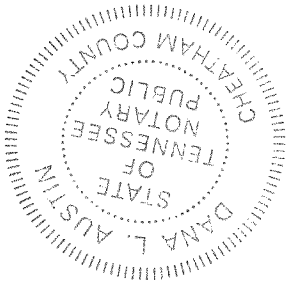
COUNTY OF Cheatham

Personally appeared before me, a Notary Public of said County and State, Brooke Brooks, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on 7/19/24.

NOTARY PUBLIC

My Commission Expires: 7/25/26



Witness my hand on 7/19/24.

Jennifer Bostelman

STATE OF Tennessee

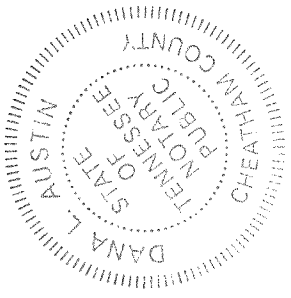
COUNTY OF Cheatham

Personally appeared before me, a Notary Public of said County and State, Jennifer Bostelman, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on 7/19/24.

NOTARY PUBLIC

My Commission Expires: 7/25/26



Witness my hand on 7/18/24.

Amanda Birk

STATE OF Tennessee

COUNTY OF Cheatham

Personally appeared before me, a Notary Public of said County and State, Amanda Birk, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on 7/18/24.

NOTARY PUBLIC

My Commission Expires: 7/25/26

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Witness my hand on 7/31/24.

Michael Cox

STATE OF Tennessee

COUNTY OF Cheatham

Personally appeared before me, a Notary Public of said County and State, Micheal Cox, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on 7/31/24.

NOTARY PUBLIC

My Commission Expires: 7/25/26

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Certificate of Authenticity

I, Kimberly Hollingshead, 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 7/22/24.

Kimberly Hollingshead, Esq.

7/22/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 day of July, 2024.

Notary Signature

My Commission Expires: _____

ALEJANDRA HOLI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-25-2026