WARRANTY DEED

Karen Johnson
Batch # 1166311
08/05/2024 09:56:38 AM
Fees: $13.00 Taxes: $2,820.88

Davidson County
DEEDWARR
2 pgs

20240805-0059249

File #24-TLC-0517-BM

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $762,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF July, 2024.

Notary Public
MY COMMISSION EXPIRES: 1/26/2025

MATTHEW CROWNING
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 26, 2025

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Julia A. Boren	**New Owner**	
(NAME)	(NAME)	**160 12 0 179.00**
517 Hearthstone Circle		
(ADDRESS)	(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 consideration, the receipt of which is hereby acknowledged,

GERALDINE V. HUNT, A WIDOW,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JULIA A. BOREN, AN UNMARRIED WOMAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 88 on the Plan of PHASE 5, HEARTHSTONE, of record in Book 6250, Page 2, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to B. H. Hunt and wife, Geraldine V. Hunt, by Warranty Deed from Radnor Homes, Inc., of record in Book 6652, Page 652, in the Register's Office of Davidson County, Tennessee, dated August 30, 1985, and recorded on September 23, 1985.

The said B. H. Hunt being deceased as of March 9, 2014, leaving Geraldine V. Hunt a sole Tenant by the Entirety.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 5, HEARTHSTONE, as recorded in Plat Book 6250, Page(s) 2, said Register's Office.
* Covenants, Conditions and Restrictions as set forth in Restrictions and Covenants recorded in Book 6293, Page 894, said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **517 Hearthstone Circle, Brentwood, TN 37027**.

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), their heirs and 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), 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(s) this the 31st day of July, 2024.

Geraldine V. Hunt by Patsy Lee, Attorney-in-Fact

Geraldine V. Hunt by Patsy Lee, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of July 2024, before me personally appeared PATSY LEE, with whom I am personally acquainted or who acknowledged she executed the within instrument for the purposes therein, and who further acknowledged that she is the attorney-in-fact for GERALDINE V. HUNT, the maker of a Power of Attorney dated November 8, 2023, and placed of record in Instrument No. 20240731-0058034 in the Register's Office of Davidson County, Tennessee

Witness my hand, at office, this 31st day of July 2024.

C. Loy Carney

Notary Signature

My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028