WARRANTY DEED

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$385,000.00.**

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 14TH DAY OF AUGUST, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 6-23-25

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, Hollingshead Title, 1720 West End Avenue #403, Nashville, TN 37203
File No.: 252407-SSO

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Dempsey Cardell Hunter 3012 Vistavalley Court Nashville, TN 37218	← Same	059-05-0-0260.00

For and in consideration of the sum of Three Hundred Eighty-Five Thousand And 0/100 ($385,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

SHIRLEY SPARKMAN, AN UNMARRIED WOMAN

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

DEMPSEY CARDELL HUNTER, A SINGLE PERSON

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 265, on the Plan of Buena Vista Estates, Section 6, of record in Book 4460, page 85, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Ross Sparkman and wife, Shirley J. Sparkman by Warranty Deed from A & R Construction Company, a partnership, dated February 1, 1974, recorded February 8, 1974, of record in Book 4786, page 709, Register's Office for Davidson County, Tennessee. The said Ross Sparkman, having since died on June 4, 2020, Shirley J. Sparkman is sole owner as surviving tenant by the entirety.

Karen Johnson Davidson County
Batch # 1170499 DEEDWARR
08/16/2024 10:01:26 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50
20240816-0062802

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is improved property known as 3012 Vistavalley Court, Nashville, TN 37218.

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/or 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/or 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 our/my hand on the 14th day of August, 2024.

Shirley Sparkman

Shirley J Sparkman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Shirley Sparkman, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of August, 2024.

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/17/27