STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KRISTI M. JOHNSTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/31/2028
WILSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 1173422 DEEDWARR
08/23/2024 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,074.85
20240823-0064859

06-NSH24-08202

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Jacob Peter Hill 1310 Merritt Street Old Hickory, TN 37138	NEW OWNER	053 02 0 046.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Margaret M. Hunt, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jacob Peter Hill, a married man**, hereinafter called the Grantees, their successors 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. 2, on the RESUBDIVISION (PARTITION) OF LOT 278, PLAN OF SECTION C-1 & PART OF SECTION C, VILLAGE OF OLD HICKORY, PLAT BOOK 1424, PAGE 130 AND PART OF LOT 278A, RESUBDIVISION OF PARCEL B, SECTION C-2, VILLAGE OF OLD HICKORY, PLAT BOOK 1835, PAGE 53, as shown by the plat of record in Instrument No. 20101208-0097756, in the Register's Office for Davidson County, Tennessee reference to which is hereby made for a more complete description.

Being a part of the same property conveyed to Margaret M. Hunt, an unmarried woman, by Quitclaim Deed from GEMM Properties, LLC, of record in Instrument No. 20160302-0019871, in the Register's Office of Davidson County, Tennessee, dated March 01, 2016 and recorded on March 02, 2016.

Being the same property conveyed to GEMM Properties, LLC, by Quitclaim Deed from Margaret M. Hunt, an unmarried woman, of record in Instrument No. 20151221-0128021, in the Register's Office of Davidson County, Tennessee, dated December 17, 2015 and recorded on December 21, 2015.

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

This property is improved property known as: 1400 Bryan Street, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further

covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 21st day of August, 2024

Margaret M. Hunt

Margaret M. Hunt

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 Margaret M. Hunt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hermitage, Tennessee, this 21st day of August, 2024.

Notary Public

CHRISTI M. JOHNSTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/31/2026
WILSON COUNTY

My Commission Expires: _____

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Christy M. Johnson *(custodian's name)*, 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 August 21, 2024 *(date of document)*.

Custodian's Signature 8/22/24 date

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 22nd day of August, 2024

Notary Public

MY COMMISSION EXPIRES: 5/28/28

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON