Karen Johnson Davidson County
Batch# 1174777 DEEDWARR
08/27/2024 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20240827-0065821

WARRANTY DEED

THIS IS TO CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL DOCUMENT EXECUTED IN CONNECTION WITH THIS TRANSACTION

SMITH • SHOLAR • ASSOCIATES • PLLC

File #24-TC-0231-O

(SEAL)
KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August, 2024.

Notary Public
MY COMMISSION EXPIRES: 4-23-25

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)
Jesse Hunter and Joshua Hunter	Bay Equity LLC	
(NAME)	(NAME)	**148 05 0 062.00**
231 Willow Lane	2300 Clayton Rd., Ste 1300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Concord CA 94520	
(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,

DAVID HINDMAN AND JILL HINDMAN, HUSBAND AND WIFE,

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

JESSE HUNTER, AND JOSHUA HUNTER,

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. 43 on the Plan of HILLBROOK, SECTION 2 of record in Plat Book 3300, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Hindman and Jill Hindman, Husband and Wife, by Warranty Deed from Jeffrey S. Ankrom, Trustee of The Hershel D. Ankrom Jr. and Beverly S. Ankrom Joint Revocable Trust Agreement, of record in Instrument No. 20200224-0020218, in the Register's Office of Davidson County, Tennessee, dated February 18, 2020 and recorded on February 24, 2020.

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 HILLBROOK, SECTION 2, as recorded in Plat Book 3300, Page(s) 12.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3277, Page 482, as amended in Book 3286, Page 375.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **231 Willow Lane, Nashville, TN 37211**.

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 20th day of August, 2024.

David Hindman

Jill Hindman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of August, 2024, before me personally appeared David Hindman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of August, 2024.

Notary Signature
My commission expires:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of August, 2024, before me personally appeared Jill Hindman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of August, 2024.

Notary Signature
My commission expires:

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

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 08/20/2024 (date of document).

Affiant Signature

08/20/2024
Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 20 day of August, 20 24.

Notary's Signature

My Commission Expires: 3/1/25

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202408270065821