Return to: 24-4914
Four Star Title, LLC
2500 N. Mount Juliet Rd.
Mt. Juliet, TN 37122

Prepared By & Return To:
Tennessee Title Services LLC-Hendersonville
101 Springhouse Court
S-202
Hendersonville, TN 37075
H-24-3262

Karen Johnson Davidson County
Batch # 1175839 DEEDWARR
08/30/2024 09:34:49 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50

20240830-0066834

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of August, 2024

Notary Public

Commission Expires: 10-26-24

TONYA THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES:

Address of New Owner	Send Tax Bills To:	Map & Parcel
Adam Scully and Tia Scully 5904 Maxon Avenue Nashville, TN 37209	Adam & Tia Scully 526 B East Bend Dr Nashville TN 37209	091 09 0 177.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Jennifer L. Hunt Ochs, Executrix of Estate of Mildred L. Hunt, and Jennifer L. Hunt Ochs and Terry L. Hunt, beneficiaries of the Last Will and Testament of Mildred L. Hunt** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Adam Scully and Tia Scully, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 and being Lot No. 1 of the Resubdivision of Lots 95 and 96 T.M. Nall's Subdivision of B.F. Cockrill's Land, of record in Book 6200, Page 868, Register's Office for said County.

Being the same property conveyed to Mildred Louise Hunt by deed from Terry Lee Hunt and wife Joyce Hunt, and Sherri Hampton and Mildred Dana Hampton and Melodie C. Davids and husband, Carl Jerry Davids dated 10/31/1996 and recorded on 11/18/1996 in Book 10262, Page 18, in the Register's Office of Davidson County, Tennessee. The said Mildred Louise Hunt died on or about October 26, 2022. Reference is made to her last will and testament, admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 23P278, in which she names Terry L. Hunt and Jennifer L. Hunt Ochs as devisees and Jennifer L. Hunt Ochs as Executor.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5904 Maxon Avenue, Nashville, TN 37209.

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 and assigns forever; and we so covenant with the said GRANTEES 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 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.

Dated this the 20th day of August, 2024.

Estate of Mildred L. Hunt

By: Jennifer L. Hunt-Ochs Jennifer L. Hunt-Ochs
Jennifer L. Hunt Ochs, Executrix Jennifer L. Hunt Ochs

STATE OF TENNESSEE
COUNTY OF Davidson

On this 20th day of August, 2024, before me personally appeared Jennifer L. Hunt Ochs, Executrix of Estate of Mildred L. Hunt, 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: 6-1-2025

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

On this 20th day of August, 2024, before me personally appeared Jennifer L. Hunt Ochs, 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:
6-1-2025

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Dated this the 20th day of August, 2024.

Terry L. Hunt

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 20th day of August, 2024, before me personally appeared Terry L. Hunt, 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: 6-1-2025

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY