WARRANTY DEED

File #24-244

MARION L REESE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 2024

Notary Public

MY COMMISSION EXPIRES: 3/20/28
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1183785 DEEDWARR
09/20/2024 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20240920-0072934

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alex Haselton	NEW OWNER	091-05-0K-001.00-CO
(NAME)	(NAME)	
611 Waco Dr. A		
(ADDRESS)	(ADDRESS)	
Nashville TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Christopher Hunt and Courtney Hunt, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alex Haselton, single** HEREINAFTER CALLED THE GRANTEE, HIS 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, being Unit A as shown on Exhibit "B" on the plan of 611 Waco Drive Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160713-0071556, Register's Office of Davidson County, Tennessee to which reference is herby made for a more complete legal description.

Being the same property conveyed to Christopher Hunt and Courtney Hunt, husband and wife by Warranty Deed from Curtis M. Groves, married of record in Instrument No. 20170830-0089012 Register's Office for Davidson County, Tennessee, dated August 28, 2017 and recorded on August 30, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 611 Waco Drive, #A, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my hand this 19th day of September, 2024.

Christopher Hunt

Courtney Hunt by;
Christopher Hunt, Attorney in fact

Courtney Hunt by Christopher Hunt, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of September, 2024, before me personally appeared Christopher 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 19th day of September, 2024.

Notary Signature
My commission expires:

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of September, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Christopher Hunt, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Courtney Hunt for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Courtney Hunt, and is authorized by Courtney Hunt to execute this instrument on her behalf.

Witness my hand, at office, this 19th day of September, 2024.

Notary Signature
My commission expires:

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2028

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 Sept 19, 2024 (date of document)

Regina Sullo

Affiant Signature

September 20, 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 20th day of September, 20 24

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

