# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1185341 DEEDWARR
09/24/2024 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20240924-0074012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF SEPTEMBER, 2024.

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: 5/5/2025
(AFFIX SEAL)

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

**THIS INSTRUMENT WAS PREPARED BY**
I. Dyke Tatum
Stewart Title - Esquire Division,
30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

File No.: ST24-080550

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Justin Bartholomew and Lauren Bartholomew | Bay Equity LLC | |
| (NAME) 7740 Greenbrier Road | (NAME) 2300 Clayton Road, #1300 | 009-00-0-227.00 |
| (ADDRESS) Joelton, TN 37080 | (ADDRESS) Concord, CA 94520 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED THOUSAND AND NO/100 DOLLARS ($500,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **NATHAN HUNT AND ALETIA HUNT**, **HUSBAND AND WIFE** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUSTIN BARTHOLOMEW AND LAUREN BARTHOLOMEW HUSBAND AND WIFE**, **AS JOINT TENANTS,** 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:

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 2, Final Plat for Johnson Property Greenbrier Road, of record in Plat Book 11190, Page 91, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Nathan Hunt and Aletia Hunt, husband and wife by Warranty Deed from Thomas Harvey Barber and Kimberly Gayle Berry and Debbie Barber Wood and Tony Barber, dated 12/03/2021, of record in Instrument 20211206-0161286, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as **7740 Greenbrier Road, Joelton, TN 37080**
(House No.) (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/our hand(s) this the **20th** day of September, 2024

Nathan Hunt

Aletia Hunt

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 20th day of September, 2024, before me, the undersigned, a Notary Public, for the State and County aforesaid, personally appeared **Justin Bartholomew and Lauren Bartholomew** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the persons who's names are subscribed to this instrument as the principal, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

WITNESS my hand and seal this 20th day of **September, 2024**

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**I. Dyke Tatum** Notary Public

My Commission expires: **May 5, 2025**

**CERTIFICATE OF AUTHENTICITY**

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 9-20, 2024.

Affiant
Date: September, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 24 day of September, 2024

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.