WARRANTY DEED

Karen Johnson Davidson County
Batch# 1211865 DEEDWARR
12/03/2024 07:38:30 AM 4 pgs
Fees: $23.00 Taxes: $925.00
20241203-0093654

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF November, 2024.

Notary Public

MY COMMISSION EXPIRES: 7-3-29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Walter Omar Matute Pena Darwin Matute	New Owners	096-06-0-002.00
(NAME)	(NAME)	
123 Donelsonwood Drive	1510 Avon Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Murfreesboro TN 37129	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Ron Hunter, Trustee of The Revocable Trust of Ralph E. Hunter, dated January 12, 2024, and Brenda Gay Osborn, heir at law of Ralph E. Hunter**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Walter Omar Matute Pena and Darwin Matute, joint tenants with right of survivorship**, hereinafter called the GRANTEE(S), his/her/their 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. 16, on the Plan of Donelsonwood, as of record in Book 2083, page 26, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Said Lot No. 16 fronts 108 feet on the easterly side of Donelsonwood Drive, and extends back between lines, measuring 110.4 feet on the northerly line and 106.1 feet on the southerly line, to a line in the rear measuring 108.1 feet thereon.

Being the same property conveyed to Ralph E. Hunter and wife, Annie Mai B. Hunter by Warranty Deed from Clarence E. Eirod and wife, Elaine C. Eirod, dated 04/18/1960, of record in Book 3066, Page 611, Register's Office for Davidson County, Tennessee.

The said Annie Mai B. Hunter died on 01/02/2019, leaving the said Ralph E. Hunter the sole surviving tenant by the entirety.

Being the same property conveyed to Ron Hunter, Trustee of the Revocable Trust Agreement of Ralph E. Hunter, dated January 12, 2024, by Quitclaim Deed from Ralph E. Hunter (Widowed), dated 01/12/2024, of record in Instrument No. 20240112-0002885, Register's Office for Davidson County, Tennessee.

The said Ralph E. Hunter having since died on 08/03/2024.

Brenda Gay Osborn, heir at law of Ralph E. Hunter, joins in this conveyance to convey any interest she may have in said property.

This conveyance is 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) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 123 Donelsonwood Drive, Nashville, TN 37214

(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 25th day of January, 2024.

THE REVOCABLE TRUST OF RALPH E. HUNTER, DATED JANUARY 12, 2024

Ron Hunter, Trustee

Ron Hunter, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Ron Hunter, Trustee of The Revocable Trust of Ralph E. Hunter, dated January 12, 2024,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the **Trustee of The Revocable Trust of Ralph E. Hunter, dated January 12, 2024,** and that he/she being authorized so to do, executed the foregoing instrument by signing in the name of the Trust for the purposes therein contained.

Witness my hand and Official seal this 25th day of January, 2024.

Notary Public

TRACEY TRUMPHOUR NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

My Commission Expires: 3.8.25

Effective the 22 day of November, 2024.

Brenda Gay Osborn

Brenda Gay Osborn, heir at law of Ralph E. Hunter

STATE OF INDIANA
COUNTY OF Delaware

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Brenda Gay Osborn, heir at law of Ralph E. Hunter**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the **heir at law of Ralph E. Hunter**, and that he/she being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 22 day of November, 2024.

EMILY BANKS
Notary Public - Seal
Delaware County - State of Indiana
Commission Number NP0752300
My Commission Expires Oct 17, 2031

Emily Banks EBanks
Notary Public

My Commission Expires: 10/17/2031

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Certificate of Authenticity

I, Holly A. Mason, 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 November 25, 2024.

Affiant Signature

11/25/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25 day of November, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY