WARRANTY DEED

File #24-278

Karen Johnson
Batch # 1214664
12/11/2024 10 47 34 AM
Fees $13 00 Taxes $1,258 00

Davidson County
DEEDWARR
2 pgs

20241211-0096152

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of December, 2024

Notary Public

MY COMMISSION EXPIRES 1/26/25
(AFFIX SEAL)

MATTHEW CROWNING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN 26 2025

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
Dennis English	NEW OWNER	162-12-0B-034 00-CO
(NAME)	(NAME)	
1345 Bell Road, 201		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, I, **Cameron Ray Hunt and Amy Thomas Hunt, Co-Trustees of AC Hunt Family Trust dated December 2, 2020,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dennis English, an unmarried man,** 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

Building 23, Unit 23-D on the Plan of Villas at Belle Park, Phase 1, a horizontal property regime of record in Instrument No 20020913-0111601 and Master Deed of record in Instrument No 20020911-0110959, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description

Being a portion of the same property conveyed to Cameron Ray Hunt and Amy Thomas Hunt, Co-Trustees of The AC Hunt Family Trust, dated December 2, 2020 by Quitclaim Deed from Cameron Hunt and Amy Thomas Hunt, husband and wife of record in Instrument No 20231017-0081367 Register's Office for Davidson County, Tennessee, dated October 03, 2023 and recorded on October 17, 2023

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 1345 Bell Road, 201, Antioch, TN 37013
(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

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set their signature(s) to be effective as of the 10TH day of December, 2024

AC Hunt Family Trust dated December 2, 2020

By: _____
Cameron Ray Hunt, Co-Trustee

By: _____
Amy Thomas Hunt, Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Cameron Ray Hunt and Amy Thomas Hunt, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Trustees of the AC Hunt Family Trust dated December 2, 2020, a revocable trust, and is authorized by the trust document to execute this instrument on its behalf

Witness my hand, at office, this 9th day of December, 2024

_____
Notary Signature
My commission expires 1/26/25

MATTHEW CROWNING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN 26 2025

RETURN RECORDED DOCUMENTS TO

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