Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr , Suite 140
Franklin, TN 37067

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000 00

Mark Balty
Affiant

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

Notary Public
MY COMMISSION EXPIRES _____
File No G24-22366

KATIE SHEFFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires Oct 27, 2025

Karen Johnson Davidson County
Batch # 1218863 DEEDWARR
12/26/2024 09 03 41 AM 2 pgs
Fees $13 00 Taxes $1,572 50

20241226-0099405

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Emily Gertrude Benn (NAME)	New Owner (NAME)	147-14-0-025.00
5148 Edmondson Pike (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Joshua Hunter and Jesse Hunter, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emily Gertrude Benn, an unmarried person** , 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, being Lot No. 126 on the Plan of CANDLESTICK FARMS, SECTION ONE, of record in Plat Book 3300, page 56, Register's Office for said County.

Said Lot No. 126 fronts 90 feet on the East side of Edmondson Pike and extends back 133.6 feet on the Northerly line and 151 feet on the Southerly line to a dead line in the rear on which it measures 91.8 feet.

Being the same property conveyed to Joshua Hunter and Jesse Hunter, husband and wife by Deed dated March 31, 2014, recorded April 4, 2014, in Instrument Number 20140404-0028095, in the Register's Office of Davidson County, Tennessee

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record

This is improved property, known as 5148 Edmondson Pike, Nashville, TN 37211

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 Whenever 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 19th day of December, 2024

Joshua Hunter

Jesse Hunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of December, 2024, before me personally appeared Joshua Hunter and Jesse Hunter, 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 December, 2024

TODD SHOLAR
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-19-2026

Notary Signature
My commission expires

PREPARED BY AND RETURN TO

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066