STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch # 1232880 DEEDWARR
02/03/2025 10 07 16 AM 2 pgs
Fees $13 00 Taxes $1,295 00
20250203-0007852

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2025.

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

Notary Public
MY COMMISSION EXPIRES: 7.17.28
File No G24-22170

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Hunter A. Jergens	New Owner	052-03-0-080
(NAME)	(NAME)	
513 Kinsey Blvd.		
(STREET ADDRESS)	(STREET ADDRESS)	
Madison, TN 37115		
(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, **Caryn J. Carroll, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hunter A. Jergens, an unmarried woman,** 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. 2 on the Plan of Kinsey Boulevard Lots of record in Plat Book 8250, Page 268, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Caryn J. Roybal, a married person by Deed dated February 3, 2006, recorded February 13, 2006, in Instrument Number 20060213-0017093, in the Register's Office of Davidson County, Tennessee The said Caryn J Roybal having since divorced and pursuant to The Final Judgment and Decree of Dissolution of Marriage as No D-0101-DM-2006-00391 in County of Santa Fe, State of New Mexico, Caryn J. Roybal's name is to be restored as Caryn J. Carroll.
The said Caryn J Carroll and Caryn J Roybal being one in the same person.

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 513 Kinsey Boulevard, Madison, TN 37115.

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 31st day of January, 2025.

x _____
Caryn J. Carroll

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of January, 2025, before me personally appeared Caryn J. Carroll, 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 31st day of January, 2025

_____
Notary Signature
My commission expires 1/28/2028

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

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