WARRANTY DEED

JERODINHO FLORELY
Notary Public - State of Florida
Commission # HH 320017
Expires on October 9, 2026

Notarized remotely online using communication technology via Proof.

Karen Johnson Davidson County
Batch# 1243794 DEEDWARR
03/06/2025 07:57:30 AM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20250306-0016752

STATE OF ~~TENNESSEE~~ Florida JF
COUNTY OF ~~DAVIDSON~~ Palm Beach JF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$400,000.00.**

Michael Bontrager
Emily Bontrager

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 28TH DAY OF FEBRUARY, 2025.

Jerodinho Florely

NOTARY PUBLIC
MY COMMISSION EXPIRES: 10/09/2026

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC
1720 West End Avenue #403, Nashville, TN 37203
File No.: 280225

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
William Scot Hunter, Kathryn Margaret Hunter, and Jeffrey Scot Hunter 6354 Old Hickory Blvd Whites Creek, TN 37189	New Owners	039 00 0 014. 00

For and in consideration of the sum of Four Hundred Thousand And 0/100 ($400,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

MICHAEL BONTRAGER AND EMILY BONTRAGER, HUSBAND AND WIFE

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

WILLIAM SCOT HUNTER AND KATHRYN MARGARET HUNTER, HUSBAND AND WIFE AND JEFFREY SCOT HUNTER

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEGINNING at a point in the center line of Old Hickory Boulevard, at the Southeast corner of the Rice and Howell Property, being 350 feet South of a point opposite a corner of the land conveyed to Grady Proctor by deeds of record in Book 1085, Page 105, and Book 1088, Page 28, Register's Office for said county; thence with the line of said Rice and Howell Property, North 87 degrees East 365.2 feet to an iron pin in Vester's line; thence with his line, South 54 degrees 25 minutes East 469.7 feet to an iron pin; thence South 87 degrees 00 minutes

West 701 feet to a spike in the center of Old Hickory Boulevard; thence with the center line of same, as follows: North 16 degrees 30 minutes East 143 feet to a point and North 10 degrees 15 minutes East 150 feet to the beginning. Described according a survey made by Wayne S. Cooper, Surveyor, August 7, 1967.

BEING the same property conveyed to Michael Bontranger and Emily Bontranger, husband and wife, by Warranty Deed from Merrill M. Miller, Successor Trustee of The Forrest Seat and Marilyn Lois Seat Revocable Living Trust under agreement dated November 4, 1999, dated May 10, 2018 and recorded May 16, 2018, of record in Instrument Number 20180516-0047014, and as corrected in Instrument Number 20190521-0047698 correcting the spelling of the Grantee's name to appear as Michael Bontrager and Emily Bontrager, husband and wife, Register's Office for Davidson County, Tennessee.

Property Address: 6354 Old Hickory Blvd Whites Creek, TN 37189

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

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), their heirs and/or 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), their heirs and/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR MICHAEL BONTRAGER AND EMILY BONTRAGER, HUSBAND AND WIFE to WILLIAM SCOT HUNTER AND KATHRYN MARGARET HUNTER, HUSBAND AND WIFE AND JEFFREY SCOT HUNTER FOR THE TRANSFER OF PROPERTY LOCATED AT 6354 OLD HICKORY BLVD, WHITES CREEK, TN 37189.]

Witness our/my hand on the 28th day of February, 2025.

Michael Bontrager

Michael Bontrager

Emily Bontrager

Emily Bontrager

STATE OF Florida
COUNTY OF Palm Beach

Personally appeared before me by audio-video communication, the undersigned, a Notary Public in and for said county and state, Michael Bontrager and Emily Bontrager, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of February, 2025.

JERODINHO FLORELY
Notary Public - State of Florida
Commission # HH 320017
Expires on October 9, 2026

Jerodinho Florely

Notary Public
My Commission Expires: 10/09/2026

Notarized remotely online using communication technology via Proof.

Certificate of Authenticity

I, Kimberly Hollingshead, 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 3.4.2025.

Kimberly Hollingshead, Esq.

March 4, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of March, 2025.

Nichole Dowling

Notary Signature

My Commission Expires: 11.26.2028

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 11-26-2028