This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-5448-TM

Karen Johnson Davidson County
Batch# 1254678 DEEDWARR
04/01/2025 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $2,279.20
20250401-0024463

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $616,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of March, 2025.

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joel Gutierrez Aguilar 1816 Woodland Farms Court Old Hickory, TN 37138	New Owner	064 08 0A 098.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Jennifer Lee Hunter f/k/a Jennifer Lee Cahill, a married woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Joel Gutierrez Aguilar,** (individually and/or collectively, "Grantee"), 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. 60, on the plan of MERRITT DOWNS, SECTION 3, of record in Instrument No. 20040629-0076758, said Register's Office, to which said plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Jennifer Lee Cahill, by Quitclaim Deed from Daniel Edward Rosenburg, of record in Instrument No. 20160418-0037168, in the Register's Office of Davidson County, Tennessee, dated March 16, 2016, and recorded on April 18, 2016.

Being the same property conveyed to Jennifer Cahill and Daniel Edward Rosenburg, wife and husband, by Warranty Deed from Tricia Wall and husband, Matthew Wall, of record in Instrument No. 20130327-0030193, in the Register's Office of Davidson County, Tennessee, dated March 22, 2013, and recorded on March 27, 2013.

David R. Hunter joins in the conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is improved property located at: **1816 Woodland Farms Court, Old Hickory, TN 37138**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of March, 2025.

GRANTOR:

Jennifer Lee Hunter

David R. Hunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jennifer Lee Hunter and David R. Hunter, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of March, 2025.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

202504010024463

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 3/28/25 (date of document)

Regina Sullo

Affiant Signature

April 1, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 1st day of April, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026