WARRANTY DEED

Karen Johnson Davidson County
Batch# 1280613 DEEDWARR
06/02/2025 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $3,015.50
20250602-0043237

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $815,000.00

Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 2nd DAY OF June, 2025.

Notary Public

MY COMMISSION EXPIRES: 11/2/26

(AFFIX SEAL)

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN, 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Rena Hunt and Andrew Hunt	Truist Bank	085-04-0A-418.00-CO
(NAME) 4287 Stone Hall Blvd.	(NAME) 1001 Semmes Ave.	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Grant Garland and Virgilia Garland, husband and wife, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Rena Hunt and Andrew Hunt , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 418 on the Plan of Revision to the Final Plat of The Reserve at Stone Hall (formerly Eversong at Ravenwood) Phase 2, Section 1, Planned Unit Development, of record in Plat at Instrument No. 20181217-0122497, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Grant Garland and Virgilia Garland, Husband and wife, (erroneously shown as husband and husband on prior deed) by Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation of record in Instrument No. 20190801-0076215 Register's Office for Davidson County, Tennessee, dated July 31, 2019 and recorded on August 01, 2019.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 4287 Stone Hall Blvd., Hermitage, TN 37076

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30 day of May, 2025.

Grant Garland

Virgilia Garland

STATE OF COLORADO
COUNTY OF Douglas

On this 30 day of May, 2025, before me personally appeared Grant Garland and Virgilia Garland, 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 30 day of May, 2025.

Notary Signature
My commission expires: NOV 15, 2027

JENNIFER QUIGG
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194041993
MY COMMISSION EXPIRES NOV 15, 2027

Certification of Recorded Documents

I, Karen Suggs, 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 May 30, 2025.

Karen Suggs

(AFFIANT) – Karen Suggs

05/30/2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 30th day of May, 2025.

My commission expires: 3.326

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON