THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8562-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 445,550.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July, 2025. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1297825 DEEDWARR
07/15/2025 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,648.54
20250715-0055714

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-02-2026

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Seburn Rickey Hunt	new owner	
1856 Shamrock Drive		**140-00-0-050.00**
Brentwood, TN 37027		**154-00-0-283.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **Jeffrey B. Amann and Lisa B. Amann, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Seburn Rickey Hunt, a married person**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1 (8698 Poplar Creek Rd. - Map/Parcel 140-00-0-050.00)

Land in Davidson County, Tennessee, being described according to a survey by J. Bruce Rainey, Surveyor No. 823, dated July 25, 1995, known as Job No. 950094, more particularly described as follows:

Beginning at an iron pin, said point of beginning being the common corner of Tract 1, 2, this Tract 3 and Tract 4 of the Heath Property, division not of record, said point of beginning is also in the center of a 50' ingress, egress and public utility easement; thence leaving with the northerly line of said Tract 2 North 85 degrees 17' 34", West passing the westernmost terminus of said easement at 50', in all 585.47' to an iron pin, the northwest corner of said Tract 2 and also being in the line of the Westinghouse Credit Property of record in Book 8230, Page 001, R.O.D.C., TN; thence, with Westinghouse line, North 03 degrees 00' 00", East 420.00' to an iron pin, the southwest corner of Tract 5 of said Heath Property Division; thence, with the line of Tract 5 and leaving the Westinghouse Credit Property, South 87 degrees 00' 00" east, 590.00' to an iron pin, the Northwest corner of said Tract 4; thence, with the westerly line of Tract 4, South 03 degrees 37' 40", West 437.47' to the point of beginning, containing 5.78 acres, more or less.

Being the same property conveyed to Jeffrey B. Amann and wife, Lisa B. Amann by Warranty Deed from Lloyd Franklin Greene, unmarried of record in Book 9778, page 265, Register's Office for Davidson County, Tennessee, dated August 24, 1995 and recorded on August 30, 1995.

Tract 2 (8704 Poplar Creek Rd. - Map/Parcel 154-00-0-283.00)

Land in Davidson County, Tennessee, being described according to a survey by J. Bruce Rainey, Surveyor No. 823, dated July 25, 1995, known as Job No. 950094, more particularly described as follows:

Beginning at an iron pin, said point of beginning being the common corner of Tract 1, this Tract 2, Tract 3 and Tract 4 of the Heath Property, division not of record, said point of beginning is also in the center line of a 50' joint use ingress, egress and public utility easement; thence , leaving the center of said easement and with the line of Tract 1 of the said Heath Property Division, South 00 degrees 50' 09" West 376.82' to an iron pin in the line of the Judd Property of record in Book 4945, Page 299, R.O.D.C., TN; thence, with Judd's northerly line and leaving the line of Tract 1, North 89 degrees 29' 03" West 600.00' to an iron pin; thence ,leaving Judd's line and with the line of Westinghouse Credit Property of record in Book 8230, Page 001, R.O.D.C., TN, North 03 degrees 00' 00" East 420.00' to an iron pin, the southwest corner of said Tract 3 of the Heath Property Division; thence, with the southerly line of Tract 3 and leaving the Westinghouse Credit Property, South 85 degrees 17' 34" East, passing the westernmost terminus of the aforesaid 50' joint use ingress, egress and public utility easement at 535.47', in all 585.47' to the point of beginning, containing 5.40 acres, more or less.

Being the same property conveyed to Jeffrey B. Amann and wife, Lisa B. Amann by Warranty Deed from Lloyd Franklin Greene, unmarried of record in Book 9778, page 260, Register's Office for Davidson County, Tennessee, dated August 24, 1995 and recorded on August 30, 1995.

Included in the subject property is one-half of a 50' joint ingress, egress and public utility easement as well as an adjacent 15' public utility easement.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) Restrictions of record in Book 9763, Page 737 and Re-Recorded in Book 9768, Page 264; Book 9778, Page 265, and Book 9778, Page 260; (3) All easements of record, including but not limited to Utility Easements and Easements for Ingress and Egress of record in Book 9842, Page 992; Joint Easement Agreement of record in Book 10472, Page 36 and Re-Recorded in Book 10525, Page 217,(4) All visible easements; (5) All applicable governmental and zoning regulations.

This is unimproved property known as **8698 and 8704 Poplar Creek Road, Nashville, TN 37221 .**

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, his heirs and assigns forever; and 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 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, his heirs and 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.

Witness our hands this the 14 day of July, 2025.

Jeffrey B. Amann

Lisa B. Amann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeffrey B. Amann and Lisa B. Amann,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14 day of July, 2025.

My Commission expires: 11-9-27

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

True Copy Certification

I, **Tammy Carney,** 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 this the 14 day of July, 2025.

Affiant Signature
Date 7.14.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 14th day of July, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

