Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

Prepared by:
Record and Return

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250551143

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,380,000.00

Sarah Henderson King
Affiant

Subscribed and sworn to before me, this 15th day of July, 2025

Notary Public
My Commission Expires. _____

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE KATE ROSENTHAL My Commission Expires 06-09-2026

Karen Johnson
Batch # 1298073
07/16/2025 09 39 36 AM
Fees $13 00 Taxes $5,106 00

Davidson County
DEEDWARR
2 pgs

20250716-0056028

WARRANTY DEED

Address New Owner: Sarah Henderson King 4106 Dorman Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No 131-01-0C-013 00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sherman McKeel Hunt, III and Marsha Mason Hunt, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Sarah Henderson King**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows

Land in Davidson County, Tennessee, being Lot(s) 4106, as shown on the map entitled Park Place, of record in Plat Book 4860, Page 124, revised in Book 5050, Page 98, amended in Book 5056, Page 872, Book 5088, Page 360, Book 5151, Page 206, Book 5223, Page 789, Book 5293, Page 838, Book 5302, Page 667, Book 5316, Page 227, Book 5482, Page 252, Book 5614, Page 859 , Book 57 22 , Page 772 and Book 5798, Page 732, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SHERMAN MCKEEL HUNT, III and wife, MARSHA MASON HUNT, by deed from WALTER H. CROUCH and wife, RUTH R CROUCH, of record in Instrument No. 20150825-0086112, dated August 24, 2015, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 131-01-0C-013.00 CO

Matters shown on the Plan of record in Plat Book 4860, Page 124, revised in Book 5050, Page 98, amended in Book 5056, Page 872, Book 5088, Page 360, Book 5151, Page 206, Book 5223, Page 789, Book 5293, Page 838, Book 5302, Page 667, Book 5316, Page 227, Book 5482, Page 252, Book 5614, Page 859 , Book 57 22 , Page 772 and Book 5798, Page 732, said Register's Office

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 5041, Page 433, Book 7465, Page 192, Book 9729, Page 54, Book 10491, Page 211, and in Instrument No 20231031-0085079, said Register's Office.

This is improved property located at 4106 Dorman Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 15th day of July, 2025.

Sherman McKeel Hunt, III

Marsha Mason Hunt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sherman McKeel Hunt, III and Marsha Mason Hunt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2025

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES SEPTEMBER 8TH, 2025

My Commission Expires _____