WARRANTY DEED

Karen Johnson Davidson County
Batch# 1302723 DEEDWARR
07/28/2025 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,520.70
20250728-0059138

File #25-TC-0518-BMR

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $411,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF July, 2025.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Douglas Ritter and Katherine Blair Windham	**New Owner**	
(NAME)	(NAME)	**090-12-0-058**
714 4th Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

DAVID E. HUNT, AN UNMARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MICHAEL DOUGLAS RITTER AND KATHERINE BLAIR WINDHAM, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being part of Lot No. 69 on the Map of WEST NASHVILLE ANNEX, as of record in Plat Book 332, Page 11, Register's Office for said County, and described according to a survey dated October 10, 1958, by Ralph W.C. Lambert, Surveyor, as follows:

Beginning at an iron pin in the Easterly margin of Basswood Drive, being the Southwest corner of the lot herein described; thence South 64°30' East 200 feet to an iron pin; thence North 25°30' East 75 feet to an iron pin in the South margin of Edsel Drive; thence with said Drive, North 64°30 West 175 feet to an iron pin; thence around a curve in a Southwesterly direction, 39.3 feet to an iron pin in the Easterly margin of Basswood Drive; thence with said Drive, South 25°30' West 50 feet to the Point of Beginning.

Being the same property conveyed to Earl S. Hunt and wife, Linda M. Hunt, by Warranty Deed from William C. Crownover and wife, Shirley Ann Crownover, of record in Book 3164, Page 253, in the Register's Office of Davidson County, Tennessee, dated December 12, 1960 and recorded on December 16, 1960. The said Linda M. Hunt died on September 23, 2007, leaving Earl S. Hunt as sole surviving Tenant by the Entirety. Earl S. Hunt died on September 20, 2009, intestate. The sole heirs at law of Earl S. Hunt are David E. Hunt and Danny Wayne Hunt, pursuant to an Affidavit of Heirship of record in Instrument No. 20100512-0036525, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to David E. Hunt, by Quitclaim Deed from David E. Hunt and Danny Wayne Hunt, being the sole heirs at law of Earl S. Hunt, of record in Instrument No. 20100512-0036526, in the Register's Office of Davidson County, Tennessee, dated May 7, 2010 and recorded on May 12, 2010.

Being the same property conveyed to David E. Hunt and my spouse, Belena Hunt, as joint tenants with right of survivorship, by Quitclaim Deed from David E. Hunt, the sole owner, of record in Instrument No. 20130702-0068325, in the Register's Office of Davidson County, Tennessee, dated June 21, 2013 and recorded on July 2, 2013. The said Belena Hunt died on July 21, 2018, leaving David E. Hunt as sole surviving tenant by the entirety.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST NASHVILLE ANNEX, as recorded in Plat Book 332, Page(s) 11.
* Easement for Water Pipe, recorded in Book 2921, Page 213.

* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **518 Basswood Avenue, Nashville, TN 37209**.

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 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 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 my/our hand(s) this the 23rd day of July, 2025.

David E. Hunt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of July, 2025, before me personally appeared David E. Hunt, 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 23rd day of July, 2025.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

True Copy Certification

I, **Tonya Cherry,** 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 23 day of July, 2025.

Affiant Signature
Date 7/23/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 23 day of July, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
Commission Expires 08-10-2027