WARRANTY DEED

File #25-303

Karen Johnson
Batch # 1314706
08/26/2025 09 58 24 AM
Fees $13 00 Taxes $1,480 00

Davidson County
DEEDWARR
2 pgs

20250826-0068114

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400.000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2025

Notary Public

MY COMMISSION EXPIRES 1/30/29
(AFFIX SEAL)

MATTHEW CROWNING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JAN 30, 2029

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Cameron Hunt and Amy Hunt	NEW OWNER	147-05-0-133 00
(NAME)	(NAME)	
1417 Plantation Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **Sylvia Ann January, an unmarried woman, and Christopher E. Ferguson, an unmarried man, as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cameron Hunt and Amy Hunt, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, being Lot No. 8 on the Plan of Crievewood Subdivision, as of record in Book 2331, Page 99, in the Register's Office for said County

Said Lot No 8 fronts 90 feet on the northerly side of Randall Drive and runs back between lines, 167 feet on the easterly line and 189 4 feet on the westerly line to a dead line in the rear on which it measures 92 7 feet.

Being the same property conveyed to Sylvia Ann January, an unmarried woman and Christopher E Ferguson, an unmarried man, as joint tenants with the right of survivorship by Quitclaim Deed from Sylvia Ann January, an unmarried woman of record in Instrument No 20241030-0083571 Register's Office for Davidson County, Tennessee, dated October 28, 2024 and recorded on October 30, 2024.

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record, (4) All visible easements, (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations

unimproved ☐
This is improved ☒ property, known as 306 Randall Drive, Nashville, TN 37211

(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 25th day of August, 2025.

Sylvia Ann January

Christopher E Ferguson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of August, 2025, before me personally appeared Sylvia Ann January and Christopher E Ferguson, 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 25th day of August, 2025.

Notary Signature
My commission expires 7-17-28



RETURN RECORDED DOCUMENTS TO

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027