WARRANTY DEED

Karen Johnson Davidson County
Batch# 1323286 DEEDWARR
09/17/2025 09:00:30 AM 4 pgs
Fees: $23.00 Taxes: $1,973.95
20250917-0074092

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $533,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 10/4/27
(AFFIX SEAL)

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-1357

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Shaston T. Hunter and Kendal S. Hunter	Shaston T. Hunter and Kendal S. Hunter	126-16-0A-142.00-CO
(NAME)	(NAME)	
105 McKnight Lane	105 McKnight Lane	
(ADDRESS)	(ADDRESS)	
Nashville TN 37221	Nashville TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Thirty-Three Thousand Five Hundred And No/100 Dollars ($533,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANTHONY JASON SEIBER AND KAREN SEIBER,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHASTON T. HUNTER AND KENDAL S. HUNTER, 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, Tennessee, being Lot No. 142 on the Plan of Riverwalk, Replat of Lots 141 and 142 Phase 1A, Section 1 of record as Instrument No. 20040112-0004655 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and particular description of the property.

Being the same property conveyed to Anthony Jason Seiber, married by Warranty Deed from John W. Cumberland and wife, Christina Cumberland f/k/a Christina Golden of record in Instrument No. 20130822-0088503, Register's Office for Davidson County, Tennessee, dated August 15, 2013 and recorded on August 22, 2013.

Karen Seiber Does hereby join in this conveyence to relinquish all right, title, interest, marital or otherwise.

unimproved ☐
This is improved ☑ property, known as 105 McKnight Lane, Nashville, TN 37221
(House No.) (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 our hands this 3RD day of SEPTEMBER, 2025.

Anthony Jason Seiber

Karen Seiber

STATE OF ~~TENNESSEE~~ CALIFORNIA

COUNTY OF ~~WILLIAMSON~~ MONTEREY
JIC

On this 3RD day of SEPT, 2025, before me personally appeared Anthony Jason Seiber and Karen Seiber, 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 (or person's) free act and deed.

J. KEATON
Notary Public - California
Monterey County
Commission # 2505414
My Comm. Expires Dec 12, 2028

Notary Public

Printed Name: J. KEATON

Serial Number, if any: #2505414

My Commission Expires: 12-12-28

True Copy Certification

I, Yvette Meldrum, 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 September 3, 2025.

Affiant Signature

September 3, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 3 of September 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/4/27

