Karen Johnson Davidson County
Batch# 1338125 DEEDWARR
10/24/2025 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20251024-0084653

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS SIX HUNDRED TWENTY FIVE THOUSAND AND 00/100 (600,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20TH DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
JAMES GLENN LONG AND AMANDA LONG (NAME)	**NEW OWNER** (NAME)	**118 02 2G 001.00**
2513 White Avenue, #1 Nashville, TN 37204 (ADDRESS)	**2310 Wendling Blvd. Gallatin, TN 37066** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 16th day of October, 2025, the undersigned, **ABIGAIL HUNT AND JOHN JOSEPH HUNT, WIFE AND HUSBAND**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **JAMES GLENN LONG AND AMANDA LONG, HUSBAND AND WIFE,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **2513 WHITE AVENUE, #1, NASHVILLE, TN 37204** and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1 of WHITE AVENUE FLATS, a Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing WHITE AVENUE FLATS, a Planned Unit Development, a Horizontal Property Regime, of record in Instrument No. 20191216-0129752, as Amended in Instrument No. 20210505-0060113, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to John Joseph Hunt and Abigail Hunt, husband and wife, by Warranty Deed from Snydwood GP, a Tennessee General Partnership, of record in Instrument No. 20240105-0001132, in the Register's Office of Davidson County, Tennessee, dated January 03, 2024 and recorded on January 05, 2024.

Being a part of the same property conveyed to Snydwood, GP, a Tennessee General Partnership, by Warranty Deed from Kenneth J. Woodard, of record in Instrument No. 20190731-0075628, in the Register's Office of Davidson County, Tennessee, dated July 31, 2019 and recorded on July 31, 2019. Also see Scrivener's Affidavit of record in Instrument No. 20191216-0129564, Register's Office of Davidson County, Tennessee.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 16th day of October, 2025.

GRANTOR: Abigail Hunt
By: John Joseph Hunt, her ~~Attorey~~ Attorney in Fact

Abigail Hunt by John Joseph Hunt her Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **John Joseph Hunt** with who I am personally acquainted, and who upon oath acknowledged themself to be the Authorized Power of Attorney for **Abigail Hunt**, of record in the Davidson County Register of Deeds as Instrument and/or Book / Page Number 202510240084652, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of Abigail Hunt the within named Grantor, an Individual residing in the state of TN, and that they in such capacity as Authorized Power of Attorney executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Grantor as Authorized Power of Attorney.

WITNESS my hand, at office, on this 16th day of October, 2025.

Notary Public

My Commission Expires

MADELYN N. REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY

GRANTOR: John Joseph Hunt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **John Joseph Hunt**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 16th day of October, 2025.

Notary Public

My Commission Expires

MADELYN N. REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, George Mudter, 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 October 20, 2025 (date of document).

Affiant Signature

10/23/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2029

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027