RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LMJ-35782-25

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1361844 DEEDWARR
12/29/2025 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20251229-0102596

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00

Melissa Kelley
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of December, 2025.

NOTARY PUBLIC

My commission expires: 12-3-29

CASSIDY LEWALLEN
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Richard Carter 4917 Tulip Grove Lane, Hermitage, TN 37076	Same address as new owner	086-04-0B-039-00

FOR AND IN CONSIDERATION of the sum of ZERO AND 00/100 Dollars ($0.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JOHN HONEYCUTT AND WIFE, BONNIE HONEYCUTT**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **RICHARD P. CARTER AND DEANA LYNN CARTER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Lying and being in Davidson County, Tennessee, and being Lot No. 69 on the Plan of First Revision, Section Two, Sunset Oaks, of record in Book 7900, page 942, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to John Honeycutt and Bonnie Honeycutt, husband and wife, from Shawn A. Wright and wife, Shannon R. Wright, by Warranty Deed dated November 18, 2019 and recorded November 22, 2019 in Instrument #20191122-0120752, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 4917 Tulip Grove Lane, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this 19th day of December, 2025

GRANTOR(S)

John Honeycutt

Bonnie Honeycutt

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, John Honeycutt and wife, Bonnie Honeycutt, 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 and seal, this the 19th day of December, 2025.

Notary Public

Printed Notary Name

My commission expires: 11/27/2027

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES NOVEMBER 27, 2027

I, Kirsten Virden, 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 12.19.25 (date of document).

Kirsten Virden

Affiant Signature

Date: 12.19.25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of December, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

