WARRANTY DEED

Karen Johnson Davidson County
Batch# 1388927 DEEDWARR
03/05/2026 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $3,977.50
20260305-0017581

File No. ML-26-1180

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,075,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of March, 2026

Notary Public

MY COMMISSION EXPIRES: 1/30/27
(AFFIX SEAL)

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Hunt and Katherine Hunt	**New Owner**	
(NAME)	(NAME)	
819 Forest Acres Drive		146-14-0-030.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, I/we, **That Is The Question LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Hunt and Katherine 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, Tennessee, being Lot No. 7 on the Plan of Section One, Forest Acres Subdivision of record in Plat Book 1130, Page 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 7 fronts 149.15 feet on the South side of Forest Acres Drive and runs back between lines, 225 feet to a dead line in the rear measuring 148.57 feet thereon.

Being the same property conveyed to Savannah Faulkinham, unmarried by Warranty Deed from Jan Urbanowicz and wife, Holly Urbanowicz of record in Instrument No. 20210201-0013907 Register's Office for Davidson County, Tennessee, dated January 29, 2021 and recorded on February 01, 2021.

Being the same property conveyed to That is the Question, LLC, a Tennessee limited liability company by Warranty Deed from Christian Thompson of record in Instrument No. 20250605-0044090 Register's Office for Davidson County, Tennessee, dated June 03, 2025 and recorded on June 06, 2025.

This is property more commonly known as 819 Forest Acres Drive, Nashville, TN 37220.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 3rd day of March, 2026.

That Is The Question LLC, a Tennessee Limited Liability Company

By: _____
Christian Thompson, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, BRANDON LIPPMAN of the state and county mentioned, personally appeared Christian Thompson, Sole Member of That Is The Question LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of That Is The Question LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such Christian Thompson, Sole Member of That Is The Question LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in NASHVILLE, TN, this 3rd day of March, 2026.

_____
Notary Signature

Printed Name: BRANDON LIPPMAN

My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Christian Reynolds, 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 **March 3, 2026**.

Date

Affiant Signature

March 3, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **3rd** day of **March**, 20**26**.

Notary's Signature

My Commission Expires: 8/21/2027

Date

Notary's Seal (if on paper)

