WARRANTY DEED

Karen Johnson Davidson County
Batch# 1413881 DEEDWARR
04/30/2026 03:10:30 PM 5 pgs
Fees: $28.00 Taxes: $1,702.00
20260430-0038582

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

AFFIANT

Subscribed and sworn to me on April 29, 2026.

NOTARY PUBLIC

My Commission Expires: 1/22/2029

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Thomas N. Jones
Attorney at Law
357 Riverside Drive, Suite 1002
Franklin, TN 37064-2613
(615)794-0807
Contact: Leigh Anne Sailors
File #25040.2026

NAME / ADDRESS OF NEW OWNER:	*SEND TAX BILLS TO:*	*MAP - PARCEL NO(S).:*
Jesse Isley and Laine Isley 4016 Port Victoria Court Hermitage, TN 37076	CMG Mortgage 810 Crescent Centre Dr. Ste. 320 Franklin TN 37067	Map/Parcel 097-04-0-029.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Melvin P. Hunter, an unmarried man, (hereinafter called "GRANTOR")**, has bargained and sold, and by these presents does transfer and convey unto **Jesse Isley and Laine Isley, wife and husband, (hereinafter call "GRANTEES")**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee and being Lot No. 71 on the Plan of Lake Park, Section 1, and being of record in Book 4175, Pages 134-135, Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Melvin P. Hunter and wife, Dianne S. Hunter by Warranty Deed dated May 20, 1994 from Stephen S. Thurman and wife, Donna K.

Thurman and being of record in Book 9354, Page 163, Register's Office of Davidson County, Tennessee.
THE SAID DIANNE S. HUNTER HAVING SINCE BECOME DECEASED ON APRIL 3, 2024 LEAVING MELVIN P. HUNTER AS THE SOLE SURVIVING TENANT - SEE ATTACHED DEATH CERTIFICATE

The above legal description is the same legal description as contained in the previous Deed of record.

The conveyance of the above-described parcel of land is subject to the following:

1. 2026 County taxes are a lien but are not yet due and payable. Said taxes have been prorated between the parties and will be the sole responsibility of the Grantees for payment thereof when they are due and payable.

2. Subject to any and all building and zoning regulations of the City, County and/or State.

3. Subject to any and all notes and matters as shown on the Plat of record in Plat Book 4175, Pages 134 and 135, said Register's Office.

4. Subject to Restrictions of record in Book 4429, Page 577 and as amended in Book 4516, Page 751, said Register's Office but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

5. Subject to the Charter for Lake Park Homeowners Association of record in Book 4669, Page 746 and Book 9949, Page 538, said Register's Office.

6. Subject to the rights of others in and to the common areas and/or elements.

7. No insurance is offered tot title to that portion of the premises embraced within the bounds of any roads, streets or highways.

This property is also known as improved property located at 4016 Port Victoria Court, Hermitage, TN 37076.

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 Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs and assigns, 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.

Executed on this 29th day of April, 2026.

Melvin P. Hunter

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, Notary Public of said County and State, Melvin P. Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand on this 29th day of April, 2026.

Notary Public

My Commission Expires: 8-3-26

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

EXHIBIT
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TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2024 021677

1. Decedent's Legal Name			2. Sex	3. Date of Death
DIANNE SOUTH HUNTER			FEMALE	04/09/2024
4. Time of Death (Approx.)	5a. Age	6. Date of Birth	7. Birthplace	
05:05	85	01/10/1939	NASHVILLE, TN	
8a. Place of Death				
HOSPICE FACILITY				
8b. Facility Name		8c. City or Town		8d. County of Death
ALIVE HOSPICE		NASHVILLE		DAVIDSON
9. Marital Status	10. Surviving Spouse (name prior to last marriage)	11a. Decedent's Usual Occupation		11b. Kind of Business/Industry
MARRIED	MELVIN PERRY HUNTER	MERCHANDISER		JEWELRY
12. Social Security Number	13a. Residence-State or Foreign Country	13b. County		13c. City or Town
***-**-3931	TENNESSEE	DAVIDSON		HERMITAGE
13d. Street and Number		13e. Inside City Limits?	13f. Zip Code	14. Was Decedent ever in US Armed Forces?
4016 PORT VICTORIA CT		NO	37076	NO
15. Decedent's Education	16. Decedent of Hispanic Origin?	17. Decedent's Race		
SOME COLLEGE CREDIT, BUT NO DEGREE	NO, NOT SPANISH/HISPANIC/LATINO	WHITE		
18. Father's Name		19. Mother's Name Prior to First Marriage		
JESSE STERLING SOUTH		MILDRED SEIFERT		
20a. Informant's Name	20b. Relationship to Decedent	20c. Mailing Address		
MELVIN HUNTER	SPOUSE	4016 PORT VICTORIA CT, HERMITAGE, TN 37076		
21a. Method of Disposition	21b. Place of Disposition		21c. Location	
BURIAL	WOODLAWN MEMORIAL PARK		NASHVILLE, TN	
22a. Signature of Funeral Director	22b. License Number	22c. Signature of Embalmer		22d. License Number
▷ /s/ RALEIGH B EASTWOOD BARKER	20503	▷ /s/ REBECCA SMITH		6672
23a. Name and Address of Funeral Home				23b. License Number
WOODLAWN-ROESCH-PATTON FUNERAL HOME AND MEMORIAL, 600 THOMPSON LANE, NASHVILLE, TN 37204-0407				933
24. Registrar's Signature		25. Date Filed		
▷ /s/ EDWARD G BISHOP III		04/09/2024		

26. Certifier

26a. ☒ PHYSICIAN – TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

26b. ☐ MEDICAL EXAMINER – ON THE BASIS OF EXAMINATION, AND/OR INVESTIGATION, IN MY OPINION, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

27a. Certifier	27b. License Number	27c. Date Signed
▷ /s/ JOEL SHACKSON	66366	04/09/2024

27d. Name and Address

JOEL SHACKSON 1718 PATTERSON ST. NASHVILLE, TN 37203

28. Part I. ENTER THE CHAIN OF EVENTS (DISEASES, INJURIES, OR COMPLICATIONS) THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. ENTER ONLY ONE CAUSE ON A LINE.

		Approximate Interval Onset to Death
IMMEDIATE CAUSE (Final disease or condition resulting in death). Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST	a. MESENTERIC ISCHEMIA	
	b.	
	c.	
	d.	

Part II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I

CARDIOVASCULAR DISEASE; PERIPHERAL VASCULAR DISEASE

29a. Was an Autopsy Performed? NO

29b. Were Autopsy Findings Available to Complete the Cause of Death?

30. Manner of Death	31. Did Tobacco Use Contribute to Death?	32. If Female:
NATURAL	NO	NOT PREGNANT WITHIN PAST YEAR

33. If Transportation Injury, Specify:	34a. Date of Injury	34b. Time of Injury	34c. Injury at Work?	34d. Place of Injury
	34e. Describe How Injury Occurred			34f. Location of Injury

PH-1698E RDA 10112

I certify that this is a true and correct representation of the original certificate on file with the Tennessee Office of Vital Records. This copy is not valid unless prepared on security paper displaying the state seal and signature of the State Registrar.

Edward G. Bishop III
State Registrar

Ralph Alvarado, MD, FACP
Commissioner

Date Issued: Apr-10-2024

015228801

Tennessee Certification of Electronic Document

I, Emma Howard, 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 4/29/2026 (date of document).

Emma Howard
Affiant Signature

4/29/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 29 day of April, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL