Karen Johnson Davidson County
Batch# 1420034 DEEDWARR
05/14/2026 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20260514-0043290

WARRANTY DEED

File No. BC-26-394

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of May, 2026

Notary Public

MY COMMISSION EXPIRES: 12/19/28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
1110 ORDWAY PL, LLC	1110 Ordway PL, LLC	
(NAME)	(NAME)	
1110 Ordway Place	2015 Greenwood Ave	083-09-0-038.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(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, **CLIFFORD R. HUNTER, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **1110 ORDWAY PL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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:

Tract or parcel of land in Davidson County, Tennessee, to-wit:

Being Lot No. 6 on the Plan of F.O. Beasley's Subdivision of Block "C" on the Douglass Place, as of record in Plan Book 2, page 66, Chancery Court at Nashville, Tennessee.

Said Lot No. 6 fronts 50 feet on the southerly side of Ordway Place, formerly Grove Avenue, and runs back between parallel lines 160 feet to an alley

Being the same property conveyed to Clifford Randall Hunter and wife, Glenda E. Hunter by Warranty Deed from Thomas H. Darnell of record in Book 4992, Page 362, Register's Office for Davidson County, Tennessee, dated January 06, 1976 and recorded on January 28, 1976.

Being the same property conveyed to Glenda Earl Pruitt Hunter by deed from Clifford Randall Hunter, by Order of the Second Circuit Court for Davidson County, Tennessee, Glenda Earl Pruitt Hunter vs. Clifford Randall Hunter, Docket No. 80D-4233 of record in Book 5783, page 925, Register's Office for Davidson County, Tennessee.

The said Glenda P. Hunter having deceased.

Being the same property conveyed to Kirk Daniel Hunter by Executor's Deed from Kirk Daniel Hunter, Executor for the Estate of Glenda P. Hunter, of record in Instrument No. 20221208-0127850 Register's Office for Davidson County, Tennessee, dated December 06, 2022 and recorded on December 08, 2022.

Said Kirk Daniel Hunter having deceased.

Being the same property conveyed to Clifford Hunter by Executor's Deed from Clifford Hunter, Executor for the Estate of Kirk Daniel Hunter, of record in Instrument No. 20260320-0022516 Register's Office for Davidson County, Tennessee, dated March 19, 2026 and recorded on March 20, 2026.

This is property more commonly known as 1110 Ordway Place, Nashville, TN 37206.

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 hand this 7th day of May, 2026.

Clifford R. Hunter

Clifford R. Hunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of May, 2026, before me personally appeared Clifford R. Hunter, 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's (or persons') free act and deed.

Witness my hand, at office, this 7th day of May, 2026.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 7. 2026

Affiant Signature

13th day of May, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of May, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028