Karen Johnson Davidson County
Batch# 1442682 DEEDWARR
07/06/2026 04:01:30 PM 4 pgs
Fees: $23.00 Taxes: $1,406.00
20260706-0060781

Name and Address of New Owner:
Kevin Kelly
517 Saint Paul Drive
Hermitage, TN 37076

Send Tax Bills To:
New Homeowner

This Instrument Prepared By:
Ready Now Title Services, LLC
131 Indian Lake Boulevard
Suite 100-B
Hendersonville, TN 37075

Map & Parcel No: 075-04-0-138

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sandra Hunter, a married woman, and Gary Hunter, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kevin Kelly, a single person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

The Following Property Situated in The County of Davidson, State of Tennessee, and Described as Follows:

Being Lot No. 349 on the Plan of Tulip Grove, Section 6, as shown by plat of record in Plat Book 4460, Page 19, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Gary Bernard Hunter, Sr. and Sandra Bursey Hunter, husband and wife, as tenants by the entireties, by Quitclaim Deed from Gary Bernard Hunter, Sr., a married man and Robert Bursey, a married man, dated 01/17/2022 and recorded 03/03/2022 in Instrument Number 20220303-0024012, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All

visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as 517 Saint Paul Drive, Hermitage, TN, 37076

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of July, 2026.

_____(SEAL)
Sandra Hunter

_____(SEAL)
Gary Hunter

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 2nd day of July, 2026, before me personally appeared Sandra Hunter and Gary 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 2nd day of July, 2026.

_____
Notary Signature
My commission expires: 09/27/2026

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $380,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

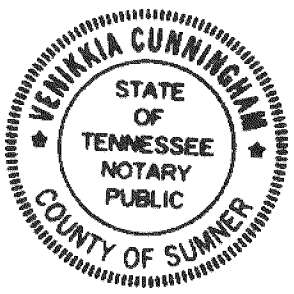
Gary Kell

Affiant

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 2nd day of July, 2026.

Notary Signature
My commission expires: 09/27/2026



Certificate of Authenticity

I, Tiffany Pollard, 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 July 2, 2026.

Affiant Signature

July 2, 2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2nd day of July, 2026.

Notary's Signature

My Commission Expires: 09/27/2026

Notary's Seal

