Karen Johnson Davidson County
Batch# 1451537 DEEDWARR
07/24/2026 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20260724-0067713

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24th day of July, 2026.

(Affix Seal) Notary Public

My Commission Expires:

CASSIE ANNE STARLING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-12-2029

2026-06-4324

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
William Harvey Freeman, III 1518 Spence Court Nashville, TN 37210	NEW OWNER	Map/Parcel 094-16-0-005.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Van G. Hunt, a married man**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **William Harvey Freeman, III, an unmarried man**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Being lot No. 27 on The Map of Spence Circle Subdivision, as shown by Plat of record in Plat Book 1424, Page 62, of The Register's Office of Davidson County, Tennessee, in which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Samuel L. Hunt by Warranty Deed from Lucas Green and wife, Sarah Green f/k/a Sarah Mohar of record in Instrument No. 20100702-0052083 Register's Office for Davidson County, Tennessee, dated June 30, 2010 and recorded on July 02, 2010.

Being the same property conveyed to Van G. Hunt, unmarried by Warranty Deed from Samuel L. Hunt, unmarried of record in Instrument No. 20170718-0072360 Register's Office for Davidson County, Tennessee, dated July 11, 2017 and recorded on July 18, 2017.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2026, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1518 Spence Court, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and

assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

The Grantor's spouse, Jenna Blair Hunt, hereby joins in this conveyance for the express purpose of conveying all rights, title and interest she may have in the subject property by virtue of her marriage to the Grantor.

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.

Effective the 23rd day July, 2026.

Van G. Hunt

Van G. Hunt

Jenna Blair Hunt

Jenna Blair Hunt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23 day of July, 2026, before me personally appeared Van G. Hunt and Jenna Blair Hunt, 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 23 day of July, 2026.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 7/24/20.

Date

Affiant Signature

7/24/20

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of July, 20.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

