THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
ForthRight Title, LLC
116 Maple Row Boulevard
Hendersonville, TN 37075
File No. 26-1194FC-TH

Name and Address of New Owner:
Walter E. Hunt and Heather B. Hunt
7325 Riverfront Drive
Nashville, TN 37221-6570

Karen Johnson Davidson County
Batch # 1452830 DEEDWARR
07/31/2026 08:10:06 AM 3 pgs
Fees: $18.00 Taxes: $2,356.90
20260731-0070471

Send Tax Bills To:
Walter E. Hunt and Heather B. Hunt
7325 Riverfront Drive
Nashville, TN 37221-6570

Map & Parcel No: 126 16 0A 596.00

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, **Robert J. Donovan and Antoinette M. Batts, both single, as joint tenants with right of survivorship,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Walter E. Hunt and wife, Heather B. Hunt,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 272 on the Plan of Final Plat of RIVERWALK, PHASE 4B, of record in Plat Instrument No. 20060907-0110507, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert J. Donovan and Antoinette M. Batts, both single, as joint tenants with right of survivorship, by Warranty Deed from Elliott C. Lopes and wife, Chi R. Lopes, of record in Instrument No. 20181218-0122856, in the Register's Office of Davidson County, Tennessee, dated December 14, 2018 and recorded on December 18, 2018.

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: **7325 Riverfront Drive, Nashville, TN 37221-6570**

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 20th day of July, 2026.

_____ (SEAL)
Robert J. Donovan

_____ (SEAL)
Antoinette M. Batts

STATE OF KENTUCKY

COUNTY OF JEFFERSON

Personally appeared before me the undersigned, a Notary Public in and for said State and County, **Robert J. Donovan and Antoinette M. Batts,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 20th day of July, 2026.

_____
Notary Signature
My commission expires:

Timothy Dunham
NOTARY PUBLIC
Commonwealth of Kentucky
Commission Number KYNP17893
My Commission Expires 11/02/2028

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 **$637,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF KENTUCKY

COUNTY OF JEFFERSON

Sworn to and subscribed before me this the 20th day of July, 2026.

Notary Signature

My commission expires: 11-02-2028

Timothy Dunham
NOTARY PUBLIC
Commonwealth of Kentucky
Commission Number KYNP17893
My Commission Expires 11/02/2028