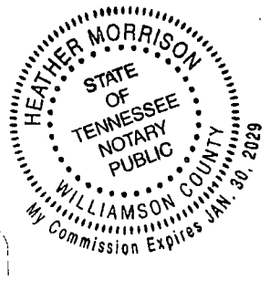
WARRANTY DEED

File #26-327



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00

Elizabeth Lee Prokop
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of September, 2026

Heather Morrison
Notary Public

MY COMMISSION EXPIRES: 1/30/29
(AFFIX SEAL)

Karen Johnson
Batch # 1471853
09/11/2026 10:08 AM
Fees: $13.00 Taxes: $4,625.00

Davidson County
DEEDWARR
2 pgs

20260911-0084464

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Lee Prokop, Trustee of the Pay No Rent Trust, dated August 26, 2026	NEW OWNER	147-05-0-133.00
(NAME)	(NAME)	
306 Randall Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, WE **Cameron Hunt and Amy Hunt, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elizabeth Lee Prokop, Trustee of the Pay No Rent Trust, dated August 26, 2026,** HEREINAFTER CALLED THE GRANTEE, HER SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson county, state of Tennessee, described as Follows, to-wit

Land in Davidson County, being Lot No. 8 on the Plan of Crievewood Subdivision, as of record in Book 2331, Page 99, in the Register's Office for said County.

Said Lot No 8 fronts 90 feet on the northerly side of Randall Drive and runs back between lines, 167 feet on the easterly line and 189.4 feet on the westerly line to a dead line in the rear on which it measures 92.7 feet.

Being the same property conveyed to Cameron Hunt and Amy Hunt, husband and wife by Warranty Deed from Sylvia Ann January, an unmarried woman and Christopher E. Ferguson, an unmarried man, as joint tenants with the right of survivorship of record in Instrument No. 20250826-0068114, 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.

unimproved ☐
This is improved ☒ property, known as 306 Randall Dr, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 4th day of September, 2026.

Cameron Hunt

Amy Hunt by Ch her attorney in fact
Amy Hunt by Cameron Hunt, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 4th day of September, 2026, before me personally appeared Cameron 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 4th day of September, 2026.

Notary Signature
My commission expires: 7.17.28

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Cameron Hunt, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Amy Hunt for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Amy Hunt, and is authorized by Amy Hunt to execute this instrument on her behalf.

Witness my hand, at office, this 4th day of September, 2026.

Notary Signature
My commission expires: 7.17.28

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2028

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027