Karen Johnson Davidson County
Batch# 1474969 DEEDWARR
09/18/2026 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $5,457.50
20260918-0087155

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

The actual consideration or value, whichever is greater, for this transfer is $1,475,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of September, 2026.

Notary Public

My commission expires: 3/28/28

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Stamp)

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| Carolyn Hunter and Blake Hunter | New Owner | 117-08-0-029.00 |
| 3006 Brightwood Ave. | | |
| Nashville, TN 37212 | | |

FOR AND IN 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,

**Andrew R. Tuck and Catherine M. Tuck, husband and wife,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carolyn Hunter and Blake Hunter, wife and husband,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 20 on the Plan of Belmont Terrace Resubdivision Annex No. 1 of record in Book 421, Page 182, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 20 fronts 60 feet on the easterly margin of Brightwood Avenue and extends back 161 feet on the northerly line and 75 feet on the southerly line to a dead line in the rear, measuring 65.5 feet thereon.

Being all of the property conveyed to Andrew Robert Tuck and Catherine McDonald Tuck, husband and wife, by deed from Selby Ruth McRae Graepel, formerly known as Selby Ruth McRae, and husband Kevin Whittle Graepel, of record in Instrument No. 20200805-0086980, dated July 27, 2020, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 421, Page 182, Register's Office for Davidson, Tennessee.
c. Joint Driveway Easement of record in Book 2106, Page 39, Book 2278, Page 412 and Book 5442, Page 22, in the Register's Office for Davidson County, Tennessee.
d. Sanitary Sewers and/or Storm Drainage Easement of record in Book 3932, Page 222, in the Register's Office for Davidson County, Tennessee.
e. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

M&H File #: **26-565**

This is improved property known as 3006 Brightwood Ave., Nashville, TN 37212.

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 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/our hand(s) this ~~18th~~ 17th day of September, 2026.

X _____
Andrew R. Tuck

X _____
Catherine M. Tuck

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Andrew R. Tuck and Catherine M. Tuck, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~18th~~ 17th day of September, 2026.

_____
Notary Signature
My commission expires: 10-21-28

SCOTT HUBBARD
NOTARY PUBLIC
TENNESSEE
COUNTY OF WILLIAMSON

RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

M&H File #: **26-565**

## Certificate of Authenticity

I, J. Trent Lehman, 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 9/17/2026.

Date

Affiant Signature

9/18/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18th day of September, 2026.

Notary's Signature

My Commission Expires: 3/29/28
Date

Notary's Seal (if on paper)

