This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 251442 DEEDWARR
07/02/2019 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20190702-0064367

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 230,000.00

Affiant Signature

Subscribed and sworn to before me on this the 1st day of July, 2019

Notary Public

My Commission expires 1/30/2021

DE LANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Herbert Hurler
Maria del Carmen Hurler
1344 Cedar Hollow Drive
Cordova, TN 38016
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 097020A23700C0

WARRANTY DEED

19NT00369

Effective the 1st day of July, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

SEAN J. HUDDLESTON AND WIFE, CAROLINE G. HUDDLESTON

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

HERBERT HURLER AND MARIA DEL CARMEN HURLER, HUSBAND AND WIFE

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** 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, Tennessee being Lot No. 237 on the Plan of Villages of Riverwood, Section One, Phase 3B, Revision one of record in Instrument No. 20120502-0037433, Register's Office for said county, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sean J. Huddleston and wife Caroline G. Huddleston, by Warranty Deed from Ryan M. Witherington and wife Nicole M. Witherington, dated 6/30/2015 and recorded 7/2/2015 in Document 20150702-0064253, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 3932 Hoggett Ford Rd, Hermitage, TN 37076.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 1st day of July, 2019

Sean J. Huddleston

Caroline G. Huddleston

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Sean J. Huddleston and Caroline G. Huddleston** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 1st day of July, 2019.

Notary Public

My commission expires: 1/30/2021

DE LANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Katrina Hoff, a notary public for this county and state, Sean Huddleston who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

Notary's Signature

My commission expires: 03-08-2021

Notary's Seal: