Elizabeth Levsen

Karen Johnson Davidson County
Batch# 293701 DEEDWARR
10/01/2019 10:00:58 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00
20191001-0099781

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B19-2258

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 20 day of September, 2019

Notary Public

Commission Expires: 10/23/19

ELIZABETH LEVSEN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY My Commission Expires 10-23-2019

Address of New Owner	Send Tax Bills To:	Map & Parcel
Charles J. Tallent and Sherilyn H. Tallent 513 Harpeth Trace Drive Nashville, TN 37221	New Owner Same	143-02-0A-038.00-CO

WARRANTY DEED

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, I/WE,

Surge Enterprises, LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles J. Tallent and Sherilyn H. Tallent, husband and wife

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 Lot No. 38 on the Plan of Phase Three, Harpeth Trace Estates of record in Plat Book 5200, Page (s) 751 through 753, inclusive, 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 Terry Surgener and Shaun Surgener, as joint tenants with the rights of survivorship by Special Warranty deed from Bank of America, N.A. of record in Instrument No. 20181102-0108929 Register's Office for Davidson County, Tennessee, dated August 17, 2018 and recorded on November 02, 2018. Being the same property conveyed to Surge Enterprises, LLC, a Tennessee limited liability company by Quitclaim deed from Terry Surgener and Shaun Surgener of record in Instrument No. 20181231-0126604 Register's Office for Davidson County, Tennessee, dated December 31, 2018 and recorded on December 31, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 513 Harpeth Trace Drive, Nashville, TN 37221

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 20 day of September, 2019.

Surge Enterprises, LLC

By: _____
Terry Surgener, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Terry Surgener, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who upon his oath acknowledged himself to be the Member of Surge Enterprises, LLC, the within named bargainor and that as such Member, being authorized to do so, execute the foregoing instrument for purposes therein contained by signing the name of the company, by the said Terry Surgener as such Member.

Witness my hand and official seal at Brentwood, Tennessee this 20 day of September, 2019.

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
(Notary Seal)
COUNTY OF WILLIAMSON

_____
Notary Public
My Commission Expires: 5.13.23