Karen Johnson Davidson County
Batch# 402739 DEEDWARR
05/19/2020 01:48:33 PM 3 pgs
Fees: $18.00 Taxes: $932.03
20200519-0052005

22192
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Address New Owner(s):
Tad McCully & Kelly Watson
4240 Samoa Drive
Hermitage, TN 37076

Send Tax Bills to:
New Owner

Map/Parcel: 07506004700

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Kyle Richard Kurtz and Linda Christopher Kurtz (fka Linda Nicole Christopher), husband and wife** , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey all of our interest unto **Tad McCully and Kelly Watson,** husband and wife , hereinafter called the Grantee, its successors 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. 293 on the Plan of Hermitage Estates, Section II, of record in Book 3700, page 23, Register's Office for said County.

Said Lot No. 293 fronts 75 feet on the westerly margin of Samoa Drive and runs back between lines measuring 158.55 feet on the northerly line and 152.2 feet on the southerly line to a line in the rear measuring 101.62 feet thereon.

BEING the same property conveyed to Linda Nicole Christopher and Kyle Richard Kurtz by Warranty Deed from Amanda Dean, as Successor Trustee for The 4240 Samoa Drive Trust, dated September 15, 2017, and recorded in Instrument No. 20170922-0097241, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to: 2019 taxes, prorated and assumed; Restrictive covenants filed in Book 3924, page 25, amended in Book 3952, page 881; the Plan of record in Book 3700, page 23 and any and all easements, restrictions and zoning regulations which may be applicable.

This is improved property known as: 4240 Samoa Drive, 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 GRANTEE, his heirs and assigns forever; and we do covenant with said GRANTEE 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 GRANTEE, his 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) as on the date shown on the Notary forms.

Kyle Richard Kurtz

Linda Christopher Kurtz

STATE OF MISSOURI Madison COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kyle Richard Kurtz and Linda Christopher Kurtz**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13th day of May, 2020.

My Commission Expires:

Kassandra Mangold
Notary Public

KASSANDRA MANGOLD
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
COUNTY OF MADISON
COMMISSION #12414605
My Commission Expires: November 14, 2020

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $ 251,900.00

Affiant

Subscribed and sworn to before me this 18th day of May, 2020.

My Commission Expires:



Notary Public