WARRANTY DEED

Karen Johnson Davidson County
Batch# 423531 DEEDWARR
06/23/2020 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20200623-0067410

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 4/7/23
(AFFIX SEAL)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nancy Jordan	New Owner	Parcel ID: 172-12-0-B-296.00
(NAME) 601 Roundhill Place	(NAME) " "	
(ADDRESS) Nashville, TN 37211	(ADDRESS) " "	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Edward Lee Hurt and Kathleen M. Hurt, husband and wife,** hereinafter called the Grantor, has barga□ ned and sold, and by these presents does transfer and convey unto **Nancy Lee Jordan, an unmarried person,** hereinafter called the Grantees, their heirs andassigns, 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. 474, on the Plan of Bradford Hills, Section Thirteen, of record in Book 7900, page 6, as amended in Book 7900, page 661, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Edward□ Lee Hurt and wife, Kathleen M. Hurt by Warranty Deed from John Wesley Avrett and wife, Tracy J. Avrett, dated May 23, 2008 and recorded on May 29, 208 as Instrument No. 20080529-0054655, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the□ master deed and by-laws; and (f) all applicable government and zoning regula□ ions.

unimproved ☐
This is improved ☒ property, known as 601 Roundhill Place, Nashville, TN 37211

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, her heirs and assigns forever; and we do covenant with the 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 land to the said Grantee, her 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 our hands this 18th day of June, 2020.

Edward Lee Hurt

Kathleen M. Hurt

STATE OF GA
COUNTY OF Douglas

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Edward Lee Hurt and Kathleen M. Hurt, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of June, 2020.

Notary Public

My Commission Expires: May 18, 2024

(SEAL)

PATRICE CHILDS
Notary Public, Georgia
Fulton County
My Commission Expires
May 18, 2024

Certificate of Authenticity

I, John W. Bishop, 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 according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)