WARRANTY DEED

Karen Johnson Davidson County
Batch# 462895 **DEEDWARR**
08/24/2020 02:51:50 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20200824-0095640

A-MK-20-1715

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Catherine G Hardy	**Movement Mortgage, LLC**	
(NAME)	(NAME)	
1715 Electric Ave	**8024 Calvin Hall Road**	**094-02-0-074.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Indian Land, SC 29707**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARCUS KURTH, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CATHERINE G HARDY, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 53 on the Plan of United Electric Railway Company's Addition of record in Plat Book 161, Page 8, 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 Ryan Paige by Warranty Deed from Scott Christopher Watkins and Beth Kathryn Watkins, husband and wife, of record in Instrument No. 20151106-0113231, Register's Office for Davidson County, Tennessee, dated November 02, 2015 and recorded on November 06, 2015.

Being the same property conveyed to Christen Paige by Quitclaim deed from Ryan Paige of record in Instrument No. 20180522-0048861 Register's Office for Davidson County, Tennessee, dated May 17, 2018 and recorded on May 22, 2018.

Being the same property conveyed to Marcus Kurth, unmarried by Warranty deed from Christen Paige, a married woman of record in Instrument No. 20190619-0059211 Register's Office for Davidson County, Tennessee, dated June 14, 2019 and recorded on June 19, 2019.

Being the same property conveyed to Jared Kurth, unmarried by Quitclaim deed from Marcus Kurth, unmarried of record in Instrument No. 20190625-0061571 Register's Office for Davidson County, Tennessee, dated June 20, 2019 and recorded on June 25, 2019.

Being the same property conveyed to Marcus Kurth, unmarried by Quitclaim deed from Jared Kurth, unmarried of record in Instrument No. 20200803-0085413 Register's Office for Davidson County, Tennessee, dated July 31, 2020 and recorded on August 03, 2020.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 8, Register's Office for Davidson County, Tennessee.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1715 Electric Ave, Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 the 21 DAY OF AUGUST, 2020.

Marcus Kurth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARCUS KURTH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of August, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212