Return to

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

Karen Johnson Davidson County
Batch# 580246 DEEDWARR
03/01/2021 11:08:15 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20210301-0025309

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $335,000.00

Affiant

Subscribed and sworn to before me this 22 day of February, 2021.

Notary Public
My commission expires: _____

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

Address of New Owner:	Send Tax Bills to:	Tax Information
Serena Hourigan 1101-B Biltmore Drive Nashville, TN 37204	New Owner	131-12-128.00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Arthur R. Anderson, III and Sherry K. Anderson, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Serena Hourigan, an unmarried woman and Lynne Hourigan and Steve Hourigan, wife and husband, as Joint Tenants with Right of Survivorship,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 2-B on the Plan of Zone Lot Division of Lots 1&2 for Battery Park Subdivision, of record in Book 6900 Page 77, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Arthur R. Anderson, III and wife, Sherry K. Anderson by deed from Clarence E. Reynolds, III of record in Instrument No. 20100706-0052752, Register's Office for Davidson County, Tennessee, and dated June 25, 2010.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Battery Park of record in Plat Book 6900 Page 77 Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20120808-0070649 and amended in Instrument No. 20130206-0012200 in the official records of the Davidson County Register of Deeds.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 1101B Biltmore Drive, Nashville, TN 37204

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 19th day of February, 2021.

Arthur R. Anderson, III

Sherry K. Anderson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of February, 2021, before me personally appeared Arthur R Anderson, III and Sherry K Anderson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of February, 2021.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY