WARRANTY DEED

Karen Johnson Davidson County
Batch# 659866 DEEDWARR
06/18/2021 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,463.35
20210618-0082715

O-SB-CBB-21-2370

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/15/21
(AFFIX SEAL)

HANNAH LEWIS
TENNESSEE NOTARY PUBLIC
My Comm Exp 3/15/2025
COUNTY OF WILLIAMSON

~~THIS INSTRUMENT WAS PREPARED BY~~
~~Rudy Title and Escrow, LLC~~
2012 21st Avenue South
Nashville, TN 37212

~~SEND TAX BILLS TO:~~ ~~MAP / PARCEL NUMBER (S)~~

ADDRESS NEW OWNER (S) AS FOLLOWS:		
Tamika L. Hurt and Dunta Hurt	New Owner	
(NAME)	(NAME)	173-06-0B-016.00-CO
2370 Somerset Valley Drive	(ADDRESS)	
(ADDRESS)		
Antioch, TN 37013-4488		
(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, JANET L. CRICK, A SINGLE WOMAN, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto TAMIKA L. HURT AND DUNTA HURT, WIFE AND HUSBAND, 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. 16 on the Plan of Final Plat, Cambridge Park Subdivision, Phase 2 and 3 of record in Plat at Instrument No. 20160609-0058582, 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 Janet L. Crick, a single woman by Warranty deed from Atkins and Associates Homebuilders, Inc., a Tennessee corporation of record in Instrument No. 20180118-0005303 Register's Office for Davidson County, Tennessee, dated January 11, 2018 and recorded on January 18, 2018.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20160609-0058582, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20130702-0068358 and amended in Instrument No. 20151208-0123306, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Inspection and Maintenance Agreement of record in Instrument Number 20071227-0147964, in the Register's Office for Davidson County, Tennessee.
- NOTE: Pending disbursement of the full proceeds of the loan secured by the Deed of Trust insured, the Policy when issued will insure only to the amount actually disbursed but increases as the proceeds are disbursed, pursuant to a legally binding obligation to disburse contained as a written agreement at the date of policy and made in good faith and without knowledge or notice of any defects or claims of defect in title up to the face amount of the policy. Such increases in amount will not change the date of the policy, unless such change of date is specifically made by endorsement.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: 2370 Somerset Valley Drive, Antioch, Tennessee 37013-4488.

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 4th DAY OF JUNE, 2021.

Janet L. Crick

Janet L. Crick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANET L. CRICK, 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 4th of June, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

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

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021