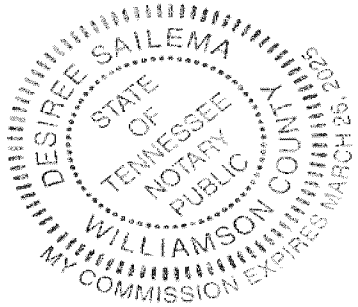
Karen Johnson Davidson County
Batch# 666761 DEEDWARR
06/28/2021 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,557.70
20210628-0087290

WARRANTY DEED



STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $421,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 03/26/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Robert Noble and Alicia Noble	New Owners	Parcel ID: 007-00-0-081.00-000
(NAME) 1975 Tinnin Road	(NAME) Same	
(ADDRESS) Goodlettsville, TN 37072	(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, **Allison Hurwitz, an unmarried woman and Jake Sidley, an unmarried man, as joint tenants with right of survivorship**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert Noble and Alicia Noble, husband and wife**, hereinafter called the Grantees, their heirs 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. 1 on the Plan of Resubdivision of the W. F. Hendricks Property of recorded in Plat Book 5060, Page 4, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Carrie M. Gros and Beau Gros, wife and husband, by Warranty Deed from Robert L. Biddle and wife, Dorothy S. Biddle dated May 22, 2015 recorded June 23, 2015, of record as Instrument No. 20150623-0060116 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Allison Hurwitz, an unmarried woman and Jake Sidley, an unmarried man, as joint tenants with right of survivorship, by Warranty Deed from Carrie M. Gros and Beau Gros, wife and husband dated July 17, 2020 recorded July 20, 2020, of record as Instrument No. 20200720-0079577 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 regulations.

unimproved ☐

This is improved ☒ property, known as 1975 Tinnin Road, Goodlettsville, TN 37072

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 24 day of June, 2021

Allison Hurwitz 6/24/21

Jake Sidley 6/24/21

STATE OF Maryland

COUNTY OF Washington

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Allison Hurwitz, an unmarried woman and Jake Sidley, an unmarried man, as joint tenants with right of survivorship, the within named 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 24 day of June, 2021.

Notary Public

My Commission Expires: 1-25-25

(SEAL)

DANIS DONYALE MILLS NOTARY PUBLIC MY COMMISSION EXPIRES JAN. 25, 2025 FREDERICK COUNTY, MD

True Copy Certification

I, Desiree Sailema, 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, Tish Baldwin, a notary public for this county and state, Desiree Sailema, 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: 01/23/2023

