NEW OWNER:
Annika Hurwitt
208 22nd Street
Old Hickory, TN 37138

SEND TAX BILLS TO:
Primary Residential Mortgage Inc
~~New Owner~~
1480 North 2200 West
Salt Lake City, UT 84116
MAP & PARCEL
053-08-0-023.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 21-245

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 673351 **DEEDWARR**
07/08/2021 11:59:59 AM 3 pgs
Fees: $18.00 Taxes: $1,075.59

20210708-0092155

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED NINETY THOUSAND AND SEVEN HUNDRED 00/100 DOLLARS ($290,700.00)** cash in hand paid, the receipt of which is hereby acknowledged, **William Becker and Mary Lou Becker, husband and wife** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Annika Hurwitt, an unmarried woman** ("Grantees"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 of Block 11, on the Map of Dabbs & Elliott's Subdivision No. 1, as of record in Book 547, Page 97, Register's Office for said County.

Said Lot No. 3 fronts 50 feet on the Easterly side of 22nd Street and runs back between parallel lines 144 feet to an alley.

Being the same property conveyed to William Becker and Mary Lou Becker by Warranty Deed from Lola Jean Follis Sorrells, Jeannie Pope, Arthur Tracy Follis, James S. Follis, Brian S. Follis, Daniel Wayne Follis, Heirs at Law of Lola W. Follis, deceased of record in Instrument No. 20130703-0069271 Register's Office for Davidson County, Tennessee, dated June 19, 2013 and recorded on July 03, 2013.

Being also known as 208 22nd Street Old Hickory, Tennessee 37138.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: OSR-21-208

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, her heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 30 day of **June**, 2021.

William Becker

Mary Lou Becker

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, William Becker and Mary Lou Becker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30 day of **June**, 2021.

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **290,700.00.**

AFFIANT

Sworn to and subscribed to before me this 30 day of **June**, 2021.

NOTARY PUBLIC

My commission expires: _____

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY