THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210635430

Karen Johnson Davidson County
Batch# 675782 **DEEDWARR**
07/13/2021 11:13:57 AM 2 pgs
Fees: $13.00 Taxes: $1,720.50

20210713-0093964

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $465,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of July, 2021.

Notary Public
My Commission Expires:

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brock Therrell Hurston and Ashli Elizabeth Fitzpatrick 4202 Nebraska Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 103 04 0 191.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Katherine A. Seymour, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brock Therrell Hurston and Ashli Elizabeth Fitzpatrick,,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being the West 50 feet of Lot No. 64 on the Map of West End Annex, of record in Book 332, Page 61, Register's Office for said County, Tennessee, to which reference is made for a more complete description.

Said part of Lot fronts 50 feet on the Northerly side of Nebraska Avenue, formerly Eighth Street, and runs back between parallel lines, 158.30 feet to an alley.

Being the same property conveyed to Katherine A. Seymour, an unmarried woman by Warranty Deed from Travis Jeffers and Sara Jeffers, Husband and Wife of record in Instrument No. 20150513-0043684 in the Register's Office of Davidson County, Tennessee, Dated May 11, 2015 and recorded on May 13, 2015. Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST END ANNEX, as recorded in Plat Book 332, Page(s) 61.

This is improved property located at 4202 Nebraska Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of July, 2021.

Katherine A. Seymour

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Katherine A. Seymour, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of July, 2021.

Notary Public
My Commission Expires:

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024