Karen Johnson Davidson County
Batch# 684805 DEEDWARR
07/27/2021 03:29:30 PM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20210727-0101107

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Urban Dwell Homes, GP 203 Point East Drive Nashville, TN 37216	Urban Dwell Homes, GP 203 Point East Drive Nashville, TN 37216	164-00-0-241

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lillian Spurlock Weist-Kincaid, Marilyn Spurlock Lepoma, Kathy S. Rychen, and Thelma E. Gary**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Urban Dwell Homes, GP, a Tennessee General Partnership,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Certain real estate in Davidson County, Tennessee, as follows:

Land in the 2nd, formerly the 3rd, Civil District of Davidson County, Tennessee, described in part according to Two surveys, one made by N. G. Jenkins, Surveyor, July 10, 1954, and the other made by John M. Sullivan, County Surveyor, June 18, 1946, as follows:

Beginning at a stake in the Northeasterly margin of Murfreesboro Pike at the Westerly corner of the property conveyed to Glen L. Higdon and wife, by deed from Joe E. Fults and wife, of record in Book 2339, Page 211, Register's Office for said county; thence with said Higdon's Northwesterly line North 37 degrees 31 minutes East 210 feet to an iron pin at the West corner of the property conveyed to Curtis Lee Judd and wife, by deed from A. G. Cone and wife, of record in Book 2603, Page 135, said Register's Office; thence with said Judd's Northwesterly line North 38 degrees East 206 feet, more or less, to the Southwesterly line of the property conveyed to Vernon E. Blanton and wife, by deed from Owen M. Pope and wife, of record in Book 2859, Page 201, said Register's Office; thence with said Blanton's Southwesterly line North 38 degrees 49 minutes West 69 feet, more or less, to a stake at fence post; thence with the same along an old fence line North 39 degrees 05 minutes West 226.7 feet to a spike in the center of Pinhook Road; thence with the center of Pinhook Road, South 89 degrees 25 minutes West 33.1 feet to a point; thence with the same South 83 degrees 42 minutes West 99.1 feet to a spike at the Northeast corner of the property conveyed to J. W. Denis' and wife, by deed from Allen Dobson and wife, of record in Book 888, Page 1, said Register's Office; thence with said Denis Easterly line along an old fence South 7 degrees West 251.3 feet to a stake at fence post; thence continuing with said Denis' Easterly line South 6 degrees 48 minutes West 176.5 feet to the Northeasterly margin of Murfreesboro Pike; thence with the Northeasterly margin of Murfreesboro Pike South 43 degrees 12 minutes East 165.5 feet to the beginning.

Being the same property conveyed to C. C. Spurlock and wife, Thelma Spurlock, by deed dated November 28, 1960, and recorded November 30, 1960, from Lucy A. (Mrs. A.G) Cone, of record in Official Records Book 3162, page 51, Register's Office for Davidson County, Tennessee.

C.C. Spurlock and Thelma Spurlock, having since died, left heirs of record according to Affidavit of Heirship at Instrument No. 20190225-0016958 and Affidavit of Facts and Heirship at Instrument No. __202107270101106_____, Register's Office for Davidson County, Tennessee. Marvin Kelly Spurlock conveyed his interest in said

property to Lillian Spurlock Weist-Kincaid at Instrument No. 20200304-00224400, Register's Office for Davidson County, Tennessee. Anna Spurlock Whaley conveyed her interest in said property to Lillian Spurlock Weist-Kincaid at Instrument No. 20200304-0022401, Register's Office for Davidson County, Tennessee.

This was never the marital residence of any within-named Grantor.

LESS AND EXCEPT that portion conveyed to the State of Tennessee in Instrument Number 20030429-0056932, of said Register's Office.

Property Address: 3515 Pin Hook Road Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of July, 2021.

Lillian Spurlock Weist-Kincaid (SEAL)

Marilyn Spurlock Lepoma (SEAL)

Kathy S. Rychen (SEAL)

Thelma E. Gary (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of July, 2021, before me personally appeared Lillian Spurlock Weist-Kincaid, Marilyn Spurlock Lepoma, Kathy S Rychen and Thelma E. Gary, 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 26th day of July, 2021.

Notary Signature
My commission expires: 10-12-2024

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
26th day of July, 2021.

Claire H. Jenkins

Notary Public
My commission expires: 10/2/23
File No. 2021-461



TRUE COPY CERTIFICATION

I, Amanda Young, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 26, 2021

Signature 07/26/2021
Date

State of Tennessee

County of Davidson

Personally, appeared before me, Claire H. Jenkins, a notary public for this county and state, Amanda Young, who acknowledges that this certification of an electronic document is true and correct and whose signature I witnessed.

Sworn to and subscribed to me this 26 day of July, 2021.

Claire H. Jenkins
Notary Signature

My commission expires: 10/2/23

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY