Karen Johnson Davidson County
Batch# 703070 DEEDWARR
08/23/2021 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,613.20
20210823-0113833

# Warranty Deed

| | |
|---|---|
| KEMBERLY POWELL NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $436,000.00.<br>Affiant<br>Subscribed and sworn to before me, this the 19th day of August, 2021.<br>Notary Public<br><br>My commission expires: 4/23/25 |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Shelbie Lauren Hurt | Bank of Halls<br>~~New Owner(s)~~ | 071 16 0 415.00 |
| 1404 Crockett Court | PO Box 8 | |
| Nashville, TN 37207 | Halls, TN 38040 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHRISTOPHER D. DAVIES, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHELBIE LAUREN HURT, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 7, as shown on the Plan of Resubdivision of Lots 11-20, A.B. Spains Lischey Garden, said Plan of Resubdivision being of record in Book 4300, Page 82, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 52.0 feet on the Easterly side of Crockett Court and extends back between lines 124.18 feet on the Northerly line and 124.18 feet on the Southerly line to a line in the rear on which measures 51.93 feet thereon.

Being the same property conveyed to Christopher D. Davies, a married man, by Warranty Deed from RFK Properties, LLC a Tennessee Limited Liability Company of record in Instrument No. 20180525-0050567, in the Register's Office of Davidson County, Tennessee, dated May 24, 2018 and recorded on May 25, 2018.

The signature of Christopher D. Davies is signed by his duly appointed Attorney-in-fact J. Brandon Miller, pursuant to the Power of Attorney recorded in Instrument No. 20210816-0110488, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1404 Crockett Court, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of August, 2021.

Christopher D. Davies by J. Brandon Miller, his Attorney-in-Fact

**Christopher D. Davies by J. Brandon Miller, his Attorney-In-Fact**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a ~~Notary~~ SAG Public in and for the County and State, the within named J. Brandon Miller, ~~personally and~~ as Attorney-In-Fact for Christopher D. Davies, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of August, 2021.




Notary Public

My Commission Expires: 3/3/25

**Tennessee Certification of Electronic Document**

I, Trudy Milliken, 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 8/19/2021 (date of document)

Affiant Signature

8/23/2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 23rd day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY