Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Austin G. Hurley
1718 5th Ave N
Nashville, Tennessee 37208

SEND TAX BILL TO:
Owner

MORTGAGEE:

None

MAP **081-08**
GROUP
PARCEL **472.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Catherine M. Hurley,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Austin G. Hurley and Daniel Hurlwey, Trustee and Marie Hurley, Trustee of the Daniel and Marie Hurley Living Trust dated July 22, 2020**, 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. 77 on the Plan of D.T. McGavock Addition, as shown by plat and survey of record in Plat Book 21, page 7, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Said Lot No. 77 fronts 50 feet on the easterly side of 5th Ave North, formerly Summer Street, and runs back between parallel lines 174 feet to an alley.

Being the same property conveyed to Catherine M. Hurley by deed from Andrea Clark, as unmarried woman of record in Instrument no. 20141203-0110885, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2021 and subsequent years.

This is **improved** property known as **1718 5th Ave N, Nashville, Tennessee 37208.**

Karen Johnson Davidson County
Batch# 731725 DEEDWARR
10/08/2021 08:56:24 AM 2 pgs
Fees: $13.00 Taxes: $2,264.40
20211008-0135278

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, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 my hand this the 4 day of **October, 2021.**

Catherine M. Hurley

Catherine M. Hurley

STATE OF OHIO
COUNTY OF Franklin

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Catherine M. Hurley**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 4th day of October, 2021.

KELLIE WALKER
Notary Public
State of Ohio
My Comm. Expires
August 29, 2026

Kellie Walker

NOTARY PUBLIC

My Commission Expires: 8/29/26

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $612,000.00.

Joan F. Yeager

AFFIANT

Subscribed and sworn to before me on this 6th day of October, ~~2021~~

Marilyn Hartz

NOTARY PUBLIC

My Commission Expires: 9-2-24

21-9555

ROBERT JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY