Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

File Number: 2021-08-82
Parcel ID: 103 16 0C 601.00

Karen Johnson Davidson County
Batch# 735483 DEEDWARR
10/13/2021 10:09:39 AM 2 pgs
Fees: $13.00 Taxes: $776.63

20211013-0137493

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Courtney Larose Hunter 4225 Harding Pike, Unit 601 Nashville, TN 37205	Guarantee Home Mortgage Corporation 525 Tribble Gap Road #1339 Cumming, Ga 30028	Map/Parcel 103 16 0C 601.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Tammy B. Hurwitz, a single woman** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Courtney Larose Hunter, a single woman**, ("Grantee") all of right, title and interest in and to that certain real property known as 4225 Harding Pike, 601, Nashville, TN 37205 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 601 on the Plan of Wellington Arms, a Condominium Development, of record in Book 5200, page 316, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Wellington Arms Condominium, a horizontal property regime established by Master Deed of record in Book 5721, page 241, as corrected in Book 5740, page 897, and amended as Instrument No. 20001205-0119242, said Register's Office.

Being the same property conveyed to TAMMY B. HURWITZ, by deed from JAMES H. DICKERSON, II, AND WIFE, COURTNEY J. MARTIN, of record as Instrument No. 2 0150325-0025711, dated March 16, 2015, said Register's Office.

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.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 8th day of October, 2021.

Tammy B. Hurwitz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of October, 2021, before me personally appeared Tammy B. Hurwitz, 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 8th day of October, 2021.

Notary Signature
My commission expires: 3/1/25

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025

AFFIDAVIT OF VALUE

STATE OF TN)
COUNTY OF Williamson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to 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 209,900.00, 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 12 day of October, 2021.

Notary Public
My commission expires: 9-30-2024

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY