Karen Johnson Davidson County
Batch# 745467 DEEDWARR
10/28/2021 09:41:45 AM 2 pgs
Fees: $13.00 Taxes: $1,154.40
20211028-0144741

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Valerie Petschulat & David Petschulat
2924 Ironwood Drive
Nashville, TN 37214

SEND TAX BILL TO:

New Owner

MAP/PARCEL 096-06-0-158.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Whitney Anne Hurt and Adam Potts, wife and husband, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **David Petschulat and Valerie Petschulat, husband and wife, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Cloverhill, Section No. II of record in Plat Book 2133, Page 46, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Whitney Anne Hurt, unmarried woman by Warranty deed from Alisha Michelle Bost, a single woman of record in Instrument No. 20160801-0079007 Register's Office for Davidson County, Tennessee, dated July 28, 2016 and recorded on August 01, 2016.

This is improved property known as: **2924 Ironwood Drive, Nashville, Tennessee 37214.**

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

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 26th day of October, 2021.

WITNESS MY HAND on this the 26th day of October, 2021.

Whitney Anne Hurt

Adam Potts

STATE OF TENNESSEE
COUNTY OF WILSON

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Whitney Anne Hurt and Adam Potts,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 26th day of October, 2021.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $312,000.00.

AFFIANT

Subscribed and sworn to before me this the 26th day of October, 2021.

NOTARY PUBLIC

My Commission Expires: 09-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 210763