WARRANTY DEED

Karen Johnson Davidson County
Batch# 746236 DEEDWARR
10/28/2021 03:00:06 PM 2 pgs
Fees: $13.00 Taxes: $3,478.00

20211028-0145109

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $940,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26 DAY OF October, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Evan McKinley Hurd and Maureen Gerity Hurd	new owner	
(NAME)	(NAME)	
1249 Mary Helen Drive		145 10 0 073.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **STEPHEN FRANKLIN, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EVAN MCKINLEY HURD AND MAUREEN GERITY HURD, HUSBAND AND WIFE,** 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. 7 on the Plan of Brigid Ann Heights, Section Three (Revised) of record in Book 5210, Page 8, Register's Office for Davidson County, Tennessee. Said Lot 7 fronts 242.32 feet on the Southerly margin of Mary Helen Drive and extends back 228.22 feet on Northwesterly line and 293.12 feet on the Southeasterly line to a line in the rear measuring 187.86 feet thereon.

Being the same property conveyed to Stephen Franklin, by Warranty Deed from Michael D. Brent and wife LuAnn S. Brent, of record in Instrument No. 20060908-0111599, in the Register's Office of Davidson County, Tennessee, dated September 08, 2006 and recorded on September 08, 2006. Stephen Franklin has since married. Leslie Huddleston Franklin joins in to convey any marital interest she may have.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1249 Mary Helen Drive, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our 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. 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 26 day of October, 2021.

STEPHEN FRANKLIN
Leslie Huddleston Franklin By Stephen Franklin, Attorney in Fact

LESLIE HUDDLESTON FRANKLIN, BY: STEPHEN FRANKLIN, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen Franklin, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26 day of October, 2021.

Commission expires: 10/2/23

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 26th day of October, 2021, before me personally appeared Stephen Franklin, to me known to be the person who executed the foregoing instrument on behalf of Lisa Huddleston Franklin and acknowledged that he executed the same as the free act and deed of Lisa Huddleston Franklin.

Witness my hand and official seal this 26 day of October, 2021.

Commission expires: 10/2/23

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public