Karen Johnson Davidson County
Batch# 755585 DEEDWARR
11/16/2021 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20211116-0152438

Name and Address of New Owner:
Zach Mease and Wenika Mease
3401 Anderson Road, #63
Antioch, Tennessee 37013

Send Tax Bills To:

New Owner

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 136-15-0B-071.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ronald Brian Hurst and Denise Marie Hurst, Co-Trustees of The Ronald and Denise Hurst 2016 Family Trust**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Zach Ryan Mease and Wenika Mease, husband and wife**, "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, being Lot No. 63 on the plan of a Horizontal Property Regime (Private Elements) Phase 2, Smith Springs Townhomes, Revision 1, of record in Instrument No. 20010629-0068937, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ronald B. Hurst and wife, Denise M. Hurst by Warranty Deed from Teresa H. Wells, Unmarried, of record in Instrument No. 20060213-0017062 Register's Office for Davidson County, Tennessee, dated February 10, 2006 and recorded on February 13, 2006. (Value of consideration shown in aforementioned deed $145,000.00.)

Being the same property conveyed to Ronald Brian Hurst and Denise Marie Hurst, Co-Trustees of The Ronald and Denise Hurst 2016 Family Trust, by Quitclaim Deed from Ronald B. Hurst and Wife, Denise M. Hurst, of record in Instrument No. 20161024-0112107, Register's Office for Davidson County, Tennessee, dated October 14, 2016 and recorded on October 24, 2016. (Value of consideration shown in aforementioned deed $0.00.)

Being also known as 3401 Anderson Road, #63, Antioch, Tennessee 37013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of November, 2021.

Ronald Brian Hurst, Co-Trustee

Denise Marie Hurst, Co-Trustee

State of Massachusetts.

County of Plymouth

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald Brian Hurst and Denise Marie Hurst, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves as Co-Trustees of The Ronald and Denise Hurst 2016 Family Trust, and in their capacity as such Co-Trustees, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of November, 2021.

Notary's Signature

My commission expires: 09/02/2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under 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 $270,000.00, 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
8th day of November, 2021.

Notary Public

My commission expires: 11-19-23

File No. ST-21-308

BECKY ELIZABETH BURCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 11/10/2021.

Affiant Signature

11/10/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 10th day of November, 2021.

Notary Signature

My Commission Expires: _____

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023