NORA L. MITSOS
STATE
TENNESSEE
NOTARY
PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $380,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 12/03/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4991

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Tyler Hurst and Samantha Hurst	MOVEMENT MTG	136-13-0-018.00
539 Rural Hill Road	8024 Cedric Hall Rd.	
Nashville, TN 37217	Indian Land, SC 29707	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Jeremy W. Neely and Kaci J. Neely, husband and wife, and Johnney D. Neely and Teresea A. Neely, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tyler Hurst and Samantha Hurst, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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. 54 on the Plan of Edge-O-Lake Estates, Section IV of record in Plat Book 3600, Page (s) 87 and 88, 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 Jeremy W. Neely and Kaci J. Neely, husband and wife, and Johnney D. Neely and Teresea A. Neely, husband and wife by Warranty deed from Ronnie G. Brock, married of record in Instrument No. 20100224-0014193 Register's Office for Davidson County, Tennessee, dated February 22, 2010 and recorded on February 24, 2010. (Value of consideration shown in aforementioned deed $128,000.00.) Being also known as 539 Rural Hill Road Nashville, Tennessee 37217. Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 539 Rural Hill Road Nashville, TN 37217

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Karen Johnson Davidson County
Batch# 771055 DEEDWARR
12/09/2021 11:26:30 AM 4 pgs
Fees: $23.00 Taxes: $1,406.00
20211209-0163344

Witness my hand on December 3, 2021.

Kaci J. Neely

Jeremy W. Neely

X _____
Johnney D. Neely

X _____
Teresa A. Neely

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Kaci J. Neely and Jeremy W. Neely, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this December 3, 2021.

Notary Public

My Commission Expires: _____

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State, Johnney D. Neely, and Teresea A. Neely, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this December 3, 2021.

_____
Notary Public

My Commission Expires: _____

File #: 2021-4991

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

Witness my hand on December 3, 2021.

Kaci J. Neely

Jeremy W. Neely

Johnney D. Neely

Teresa A. Neely

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Kaci J. Neely and Jeremy W. Neely, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this December 3, 2021.

Notary Public

My Commission Expires: _____

STATE OF Missouri

COUNTY OF Andrew

Personally appeared before me, a Notary Public of said County and State, Johnney D. Neely, and Teresea A. Neely, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this December 3, 2021.

Notary Public

My Commission Expires: Aug 30-2022

David Am
Notary Public- Notary Seal
State of Missouri- County of Andrew
My Commission Expires August 30, 2022
Commission # 14012147

File #: 2021-4991

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am the custodian 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 December 3, 2021

Affiant Signature

Date: 12-7-21

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 7th day of December, 20 21

Notary Signature

My commission expires

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024