Karen Johnson Davidson County
Batch# 883579 DEEDWARR
07/05/2022 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $5,908.90
20220705-0077023

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **1,597,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **07/01/2022** Notary Public MY COMMISSION EXPIRES: **April 17, 2023** (AFFIX SEAL)

KAYLIE JOINER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #22-4468

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Riner and Stephanie Riner	National Bank of St. Anne	**054-16-0-016**
(NAME) **717 General Kershaw Drive**	(NAME) 155 W Station St.	
(ADDRESS) **Nashville, TN, 37138**	(ADDRESS) St. Anne IL 60964	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Bobby Hurt and wife, Pam Hurt** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Riner and Stephanie Riner, a married couple,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at a point in the Westerly margin of General Kershaw Drive, said point being the Southwest corner of a tract of land conveyed to Hoover Motor Express Company of record in Book 2908, page 18, Register's Office for Davidson County, Tennessee. Thence in a Northwesterly direction along the Southerly boundary of said Hoover tract, 207 feet to a point in the government take line of Old Hickory Lake; thence in a Southerly direction along said take line 150 feet to a point. thence in a Southeasterly direction 237.5 feet in a straight line to a

point in the Westerly margin of General Kershaw Drive, thence in a Northerly direction along said drive 143.9 feet to the point of beginning.

Being the same property conveyed to Bobby Hurt and wife, Pam Hurt by Deed dated May 15, 2013 from James Craig Fesmire, recorded May 16, 2013, in Instrument Number 20130516-0049363, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **717 General Kershaw Drive, Nashville, TN 37138**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the **1st** day of **July,2022**.

Bobby Hurt

Pam Hurt

STATE OF **TENNESSEE**
COUNTY OF WILSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Bobby Hurt and Pam Hurt,** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **1st** day of **July, 2022**.

NOTARY PUBLIC

My Commission Expires: 1/28/26

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or 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 July 1, 2022.

J. Carlton Drumwright

July 1, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 1, 2022.

Notary

My Commission Expires: 12/18/22

