Karen Johnson Davidson County
Batch# 885240 DEEDWARR
07/07/2022 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20220707-0078183

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Guthrie Court, Suite 300
Franklin, TN 37027

PATRICIA DARNELL
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

Subscribed and sworn to before me, this 6th day of July, 2022

Notary Public
My commission expires: 02-01-2025

Address of New Owner:	Send Tax Bills to:	Tax Information
Joel Lourie 2690 Hartford Dr Nashville, TN 37210	New Owner	119-06-0-251.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Riley Curry and wife Rebecca Curry,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Joel Lourie and Samuel Lourie,** 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Bryant Heights, as of record in Plat Book 1835, page 126, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Riley Curry and wife, Rebecca Curry, by Warranty Deed from Capital Homes LP, a Tennessee limited partnership, dated September 3, 2013 of record as Instrument No. 20130904-0093038, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 2690 Hartford Dr, Nashville, TN 37210

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 6th day of July, 2022.

Riley Curry

Rebecca Curry

BC Texas
STATE OF ~~TENNESSEE~~ Bexar ne
COUNTY OF ~~WILLIAMSON~~

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Riley Curry and Rebecca Curry,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 6th day of July, 2022.

Notary Public

My Commission expires: 10-10-2024

FILE NO: 2022067456

LARRY ESPREE
Notary ID #12130295
My Commission Expires
October 10, 2024

Tennessee Certification of Electronic Document

I, Patricia Nicks, 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 07-06-2022 (date of document).

Affiant Signature

07-06-2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6th day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

